

APPRAISAL REPORT
of
SAN FRANCISCO
REDEVELOPMENT AREA A-2
WESTERN ADDITION

VOLUME 1

PREPARED BY:

MAURY HOLMES



1962



676
V.1

685
V.3

675
V.1

686
V.3

674
V.1

687
V.3

673
V.1

688
V.3

BLOCK 671

| | NAME | LAND | IMPS. | TOTAL |
|----|------------------|---------------|---------------|---------------|
| -3 | Acheson Hartford | \$ 52,000 | \$233,000 | \$285,000 |
| -4 | Ferndale Corp. | <u>52,000</u> | <u>12,000</u> | <u>64,000</u> |
| | | \$104,000 | \$245,000 | \$349,000 |



APPRAISAL

1-5

OWNER: Atcheson Hartford
 PROPERTY ADDRESS: 1350 Sutter Street
 OWNER'S ADDRESS: 1350 Sutter Street
 ZONING: C-3

PARCEL NO. 671-3
 DATE ACQ: 2-3-47
 IRS: \$123.75
 CONSID: Apt.
 BEST USE: Apt.

ASSESSED VALUE: Land \$ 7,550.00
 Imps. 36,850.00
 \$ 44,400.00

TAXES: \$ 3,790.62

LAND: DIMENSION 57.5 x 120 = 6,900 s.f. s.f.

IMPROVEMENTS: Condition Good Effective Age 40

5 st. brick apt. bldg. with service basement and passenger elevator. Each floor contains 8 apts: 37-3 rm. and 3-2 rm. 50% of the apts. are rented furnished.

SUMMATION APPROACH:

Rounded to

Land 6,900 s.f. @ \$8.69± \$ 60,000.00 ✓

Improvements RCN 30,300 s.f. @ 14.00 \$424,200 ✓

Depreciation: Physical 30%
 Functional 15
 Economic 0

45%

190,890 ✓

233,310.00 ✓

MARKET COMPARISON:

Sales Most Comparable

6,900 s.f. @ \$ 42.00

293,310.00 ✓

\$293,300 ✓

\$ 289,800 ✓

INCOME APPROACH:

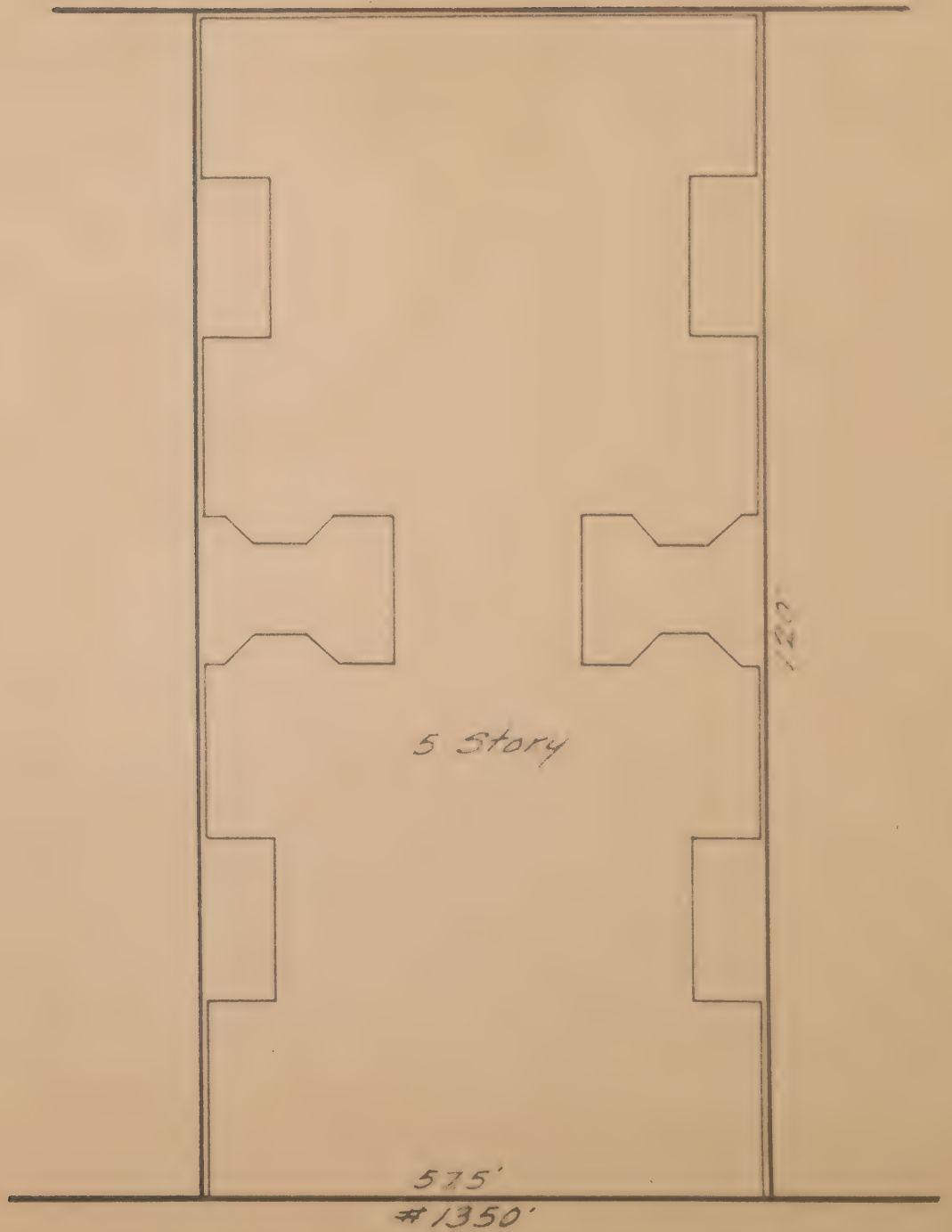
| Units | Actual | Fair | Total Monthly |
|----------|-------------|------|---------------|
| | \$ | \$ | \$ |
| 20-3 rm. | 100 (furn.) | 90 ✓ | 1,800 ✓ |
| 17-3 rm. | 90 | | 1,530 ✓ |
| 3-2 rm. | 65 | | 195 ✓ |
| | | | 3,525 x 80 |

282,000 ✓

LAND \$ 52,000
 IMPROVEMENTS 233,000

MARKET VALUE OF PROPERTY \$ 285,000 ✓

FERN STREET



SUTTER STREET





APPRAISAL

OWNER: Ferndale Corporation
PROPERTY ADDRESS: 1365-70 Sutter Street

PARCEL NO. 671-4
DATE ACQ: 2-3-60

OWNER'S ADDRESS: 1420 Sutter Street

ZONING: C-3

PRESENT USE: Warehouse

IRS: no
CONSID: \$60,000
BEST USE: Commercial

ASSESSED VALUE: Land \$ 6,560.00
Imps. 3,000.00
\$ 9,560.00

TAXES: \$ 794.44

LAND: DIMENSION 50 x 120 = 6,000

s. f.

IMPROVEMENTS: Condition Fair

Effective Age 50

One-story wd. fr. structure used as warehouse.

SUMMATION APPROACH:

Rounded to

Land 6,000 s.f. @ \$8.66
Improvements 6,000 s.f. @ 2.00

\$ 52,000 ✓
12,000 ✓
64,000 ✓

\$64,000 ✓

MARKET COMPARISON:

Sales Most Comparable 671-4; 714-9; 714-10
6,000 s.f. @ \$ 10.50

\$ 63,000 ✓

INCOME APPROACH:

| Units | Actual | Fair | Total Monthly |
|-----------|--------|------|---------------|
| | \$ | \$ | \$ |
| X-rm. (L) | 400 | | 400 |
| Other (L) | 100 | | 100 |
| | | | 500 x 125 |

62,500 ✓

LAND \$ 52,000 ✓
IMPROVEMENTS 12,000 ✓

MARKET VALUE OF PROPERTY \$ 64,000 ✓

FERN STREET



SUTTER STREET

2 9 0 0 0 0
2 9 1 5 0 0
3 2 0 0 0
3 0 0 0 0
5 7 0 0 0
5 6 0 0 0
1 8 5 0 0 0
2 4 5 0 0 0
1 0 0 0 0 0
3 1 5 0 0
2 9 0 0 0
5 8 0 0 0
2 8 0 0 0
2 5 0 0 0
1 4 5 8 0 0 0 *

.....

BLOCK 672

| | NAME | LAND | IMPS. | TOTAL |
|-----|------------------------|---------------|--------------|---------------|
| -2 | Wu Chung et al | \$ 28,000 | \$ 262,000 | \$ 290,000 |
| -2A | Harold S. Helbing | 27,500 | 264,000 | 291,500 |
| -5 | Lee Tung et al | 20,000 | 12,000 | 32,000 |
| -6 | Mabel Chan et al | 18,500 | 11,500 | 30,000 |
| -7 | Julia Jarvis | 18,500 | 38,500 | 57,000 |
| -8 | David Sheldon et ux | 43,500 | 12,500 | 56,000 |
| -9 | Chew S. Yorn et ux | 51,500 | 133,500 | 185,000 |
| -10 | S.A. Shainsky et ux | 18,000 | 227,000 | 245,000 |
| -11 | Lillian R. Carnes | 37,000 | 63,000 | 100,000 |
| -12 | J.P. Young | 17,500 | 14,000 | 31,500 |
| -13 | Richard F. Neary et al | 16,000 | 13,000 | 29,000 |
| -14 | E.D. Breman et al | 21,500 | 36,500 | 58,000 |
| -15 | James Adam | 28,000 | - | 28,000 |
| -16 | City Title Ins. Co. | <u>22,000</u> | <u>3,000</u> | <u>25,000</u> |
| | | \$367,500 | \$1,090,500 | \$1,458,000 |



APPRAISAL

2-17

OWNER: Wu Chung et al
PROPERTY ADDRESS: 1411-29 Franklin Street

PARCEL NO. 672-2
DATE ACQ: 2-27-53

OWNER'S ADDRESS: c/o Phyllis Lum
855 Lombard Street
ZONING: C-2 PRESENT USE: Apts.

IRS: No
CONSID: NS
BEST USE: Same

ASSESSED VALUE: Land \$ 5,070.00
Impe. 56,250.00
\$ 61,320.00

TAXES: \$ 5,095.70

LAND: DIMENSION 60 x 76.5 = 4,590 s.f. s.f.

IMPROVEMENTS: Condition Good Effective Age 30 ±

A 6-st. reinforced conc. bldg. containing 2 stores, an office and 2 stores and 3 apts. on main flr. The 2-6th flrs. contain 6-2 rm. and 1-3 rm. apt. on each flr. There is a service basement containing heating and refrigeration plants. There is a passenger elevator.

SUMMATION APPROACH:

Rounded to

Land 4,590 s.f. @ \$6.10± \$ 28,000
Improvements
RCN 25,122 s.f. @ \$15.95 \$400,696
Depreciation: Physical 20%
Functional 15
Economic 0
35% 140,244 260,452

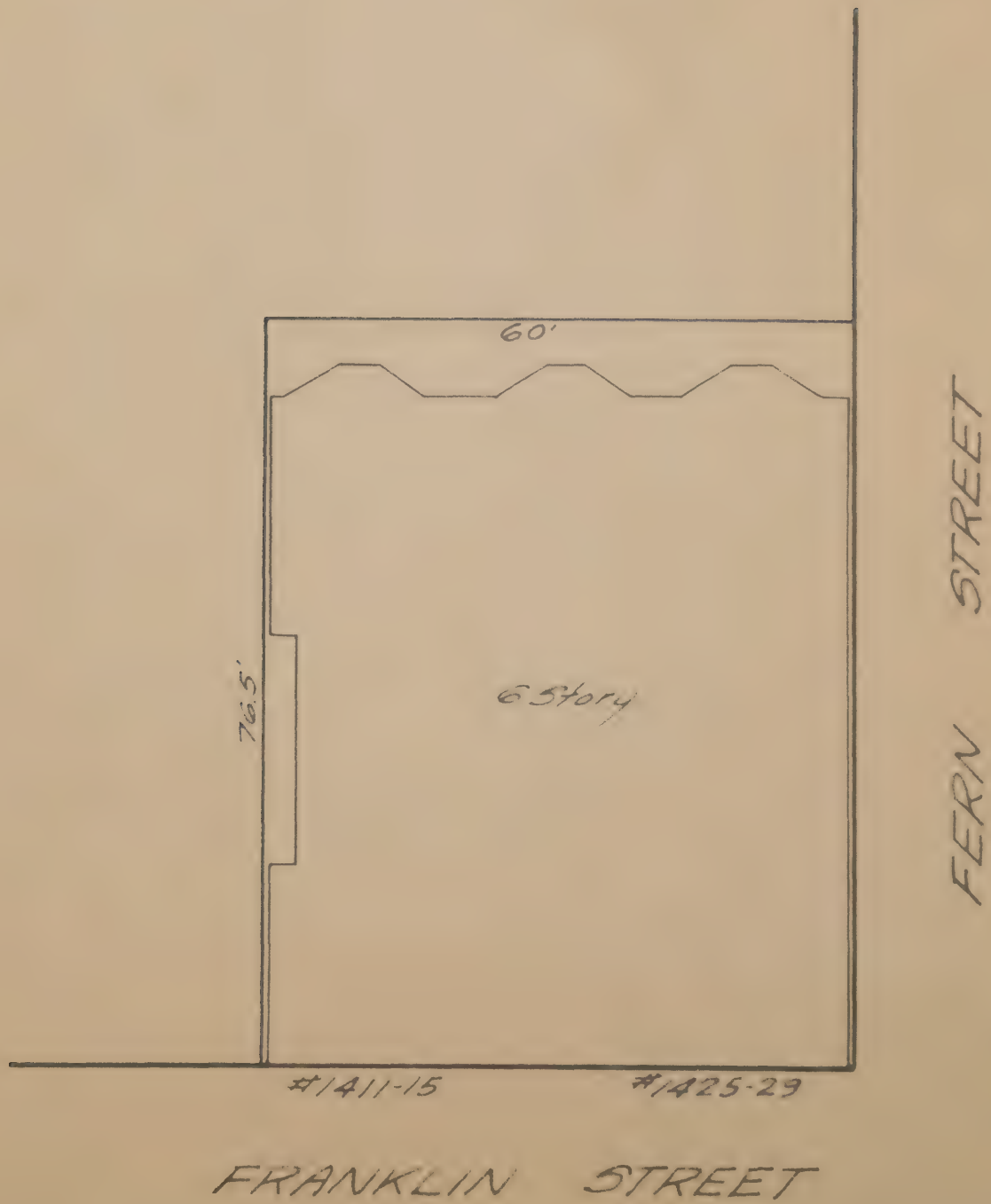
MARKET COMPARISON:

Sales Most Comparable 651-3D; 761-16A, -26; 673-5
4,590 s.f. @ \$ 63.18± \$ 288,500
290,000

INCOME APPROACH:

| Units | Actual | Fair | Total Monthly |
|-----------|---------|------|---------------|
| | \$ | \$ | \$ |
| Office(L) | 50 | | 50 |
| Store (L) | 85 | | 85 |
| Store (L) | 115 | | 115 |
| 33-2 rm. | 80 ave. | 80 | 2,640 |
| 6-3 rm. | 95 | 95 | 570 |
| | | | 3,460 x 85 |
| | | | 294,100 |

LAND \$ 28,000
IMPROVEMENTS 262,000
MARKET VALUE OF PROPERTY \$ 290,000





APPRAISAL

OWNER: Harold S. Helbing
 PROPERTY ADDRESS: 1405-07 Franklin St.
 1400-10 Sutter St.
 OWNER'S ADDRESS: 1340 Lombard Street

PARCEL NO. 672-2A
 DATE ACQ: 5-6-43

IRS: \$110.00
 CONSID: NS
 BEST USE: Same

ZONING: C-2 PRESENT USE: Apt.

ASSESSED VALUE: Land \$ 5,440.00
 Imps. 56,250.00
 \$ 61,690.00

TAXES: \$ 5,126.44

LAND: DIMENSION 60 x 76.5 = 4,590 s.f.

IMPROVEMENTS: Condition Good Effective Age 30 ±
 A 6-st. reinforced conc. bldg. consisting of 5 stores, 5-3 rm.
 apts. and 32-2 rm. apts. The building has central refrigeration,
 passenger elevator, hot water heat and small service basement.
 All apartments are rented furnished.

SUMMATION APPROACH:

Rounded to

Land 4,590 s.f. @ \$6.00± \$ 27,500

Improvements
 RCN 25,067 s.f. @ \$16.00 \$401,072

Depreciation: Physical 20%
 Functional 15
 Economic 0

MARKET COMPARISON: 35 140,375 260,697
 288,197

Sales Most Comparable 651-3D; 761-16A, 26; 673-5 \$288,200
 4,590 s.f. @ \$ 63.18± \$ 290,000

INCOME APPROACH:

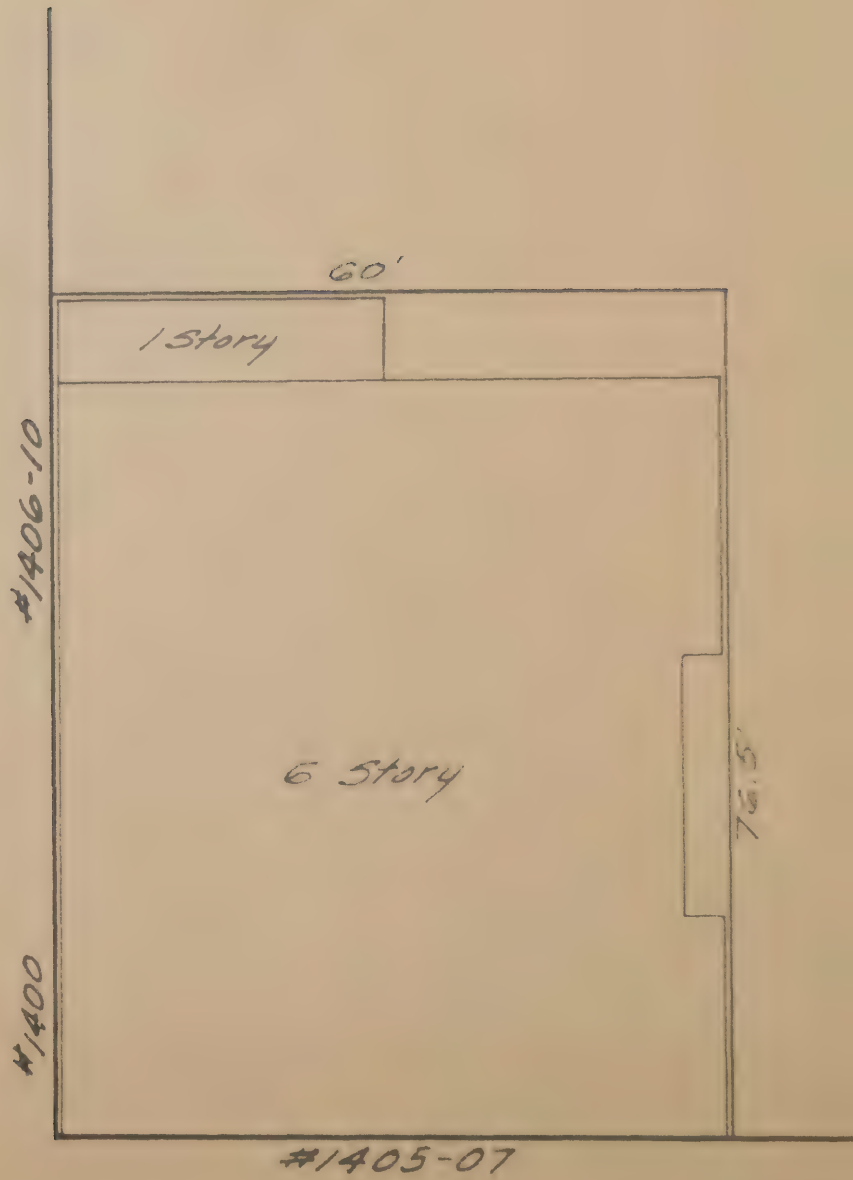
| Units | Actual | Fair | Total Monthly |
|-------------|-------------|------|---------------|
| | \$ | \$ | \$ |
| Barber | 50 | | 50 |
| Drugs | 400 | | 300 |
| Cleaners | 125 | | 100 |
| Hat Shop | 100 | | 75 |
| Health Food | 45 | | 50 |
| 5-3 rm. | 115 (furn.) | 100 | 500 |
| 32-2 rm. | 75 (ave.) | 75 | 2,400 |
| | | | 3,475 |
| | | | x 85 = |
| | | | 295,375 |
| | | | 295,400 |

LAND \$ 27,500
 IMPROVEMENTS 264,000

Not incl. furniture

MARKET VALUE OF PROPERTY \$ 291,500

SUTTER STREET



FRANKLIN STREET



APPRAISAL

2-13

OWNER: Mabel Chan et al
PROPERTY ADDRESS: 1456-58 Sutter Street

PARCEL NO. 672-6
DATE ACQ: 12-27-46

OWNER'S ADDRESS: 1107 Mason Street

IRS: 7.70

CONSID: NS

ZONING: C-2

PRESENT USE: Store & apts. BEST USE: Same

ASSESSED VALUE: Land \$ 3,140.00
Imps. 1,650.00
\$ 4,790.00

TAXES: \$ 398.04

LAND: DIMENSION 27.5 x 120 = 3,300

s.f.

IMPROVEMENTS: Condition Very good

Effective Age 50

3 st. fr. bldg. with a store on 1st flr. and apts. on 2nd and 3rd flrs. Recently redecorated inside and out.

SUMMATION APPROACH:

Rounded to

Land 3,300 s.f. @ \$5.61+
Improvements 4,008 s.f. @ 3.00

\$ 18,500
12,024
30,524

\$30,500

MARKET COMPARISON:

Sales Most Comparable 666-11; 672-12
3,300 s.f. @ \$ 9.00

\$ 29,700

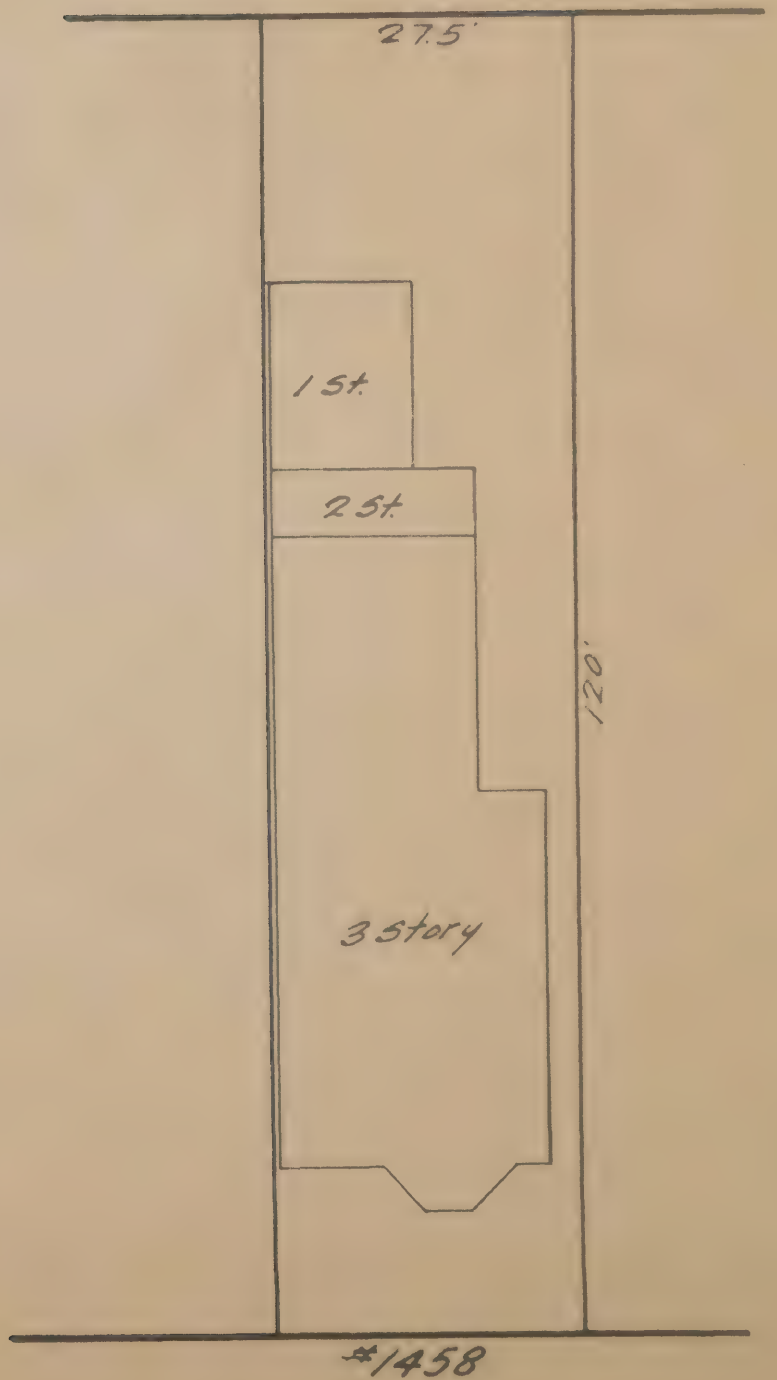
INCOME APPROACH:

| Units | Actual | Fair | Total Monthly | |
|----------------|--------|------|---------------|--------|
| | \$ | \$ | \$ | |
| Entire | | | | |
| (master lease) | \$245 | | | |
| Store (Sub L) | 85 | | 100 | |
| Apt. (M.L.) | Lessee | | 135 | |
| Apt. (S.L.) | 135 | | 135 | |
| | | | 370 x 80 | 29,600 |

LAND \$ 18,500
IMPROVEMENTS 11,500

MARKET VALUE OF PROPERTY \$ 30,000

FERN STREET



SUTTER STREET



APPRAISAL

2-12

OWNER: Julia Jervis, a widow
PROPERTY ADDRESS: 1460 Sutter Street

PARCEL NO. 672-7
DATE ACQ: 3-30-50

OWNER'S ADDRESS: 2636 Van Ness

IRS: \$22.00

ZONING: C-2

PRESENT USE: Apts.

CONSID: NS

BEST USE: Same

ASSESSED VALUE: Land \$ 3,150.00
Imps. 15,000.00
\$ 18,150.00

TAXES: \$ 1,507.44

LAND: DIMENSION 27.5 x 120 = 3,300

s. f.

IMPROVEMENTS: Condition Fair

Effective Age 40

3 st. fr. and stucco bldg. with 2 garages and a 4-rm. flat
on main flr., 5-2 rm. apts. on the 2nd flr. and 6-2 rm. apts.
on 3rd flr.

SUMMATION APPROACH:

Rounded to

| | | | |
|--------------|-----------------------|---------------|----------|
| Land | 3,300 s. f. @ \$5.61+ | \$ 18,500 | |
| Improvements | 8,568 s. f. @ 4.25 | 36,414 | |
| | | <u>54,914</u> | \$54,900 |

MARKET COMPARISON:

| | | | |
|-----------------------|------------------|----|--------|
| Sales Most Comparable | 666-25; 673-2 | | |
| 3,300 | s. f. @ \$ 17.00 | \$ | 56,100 |

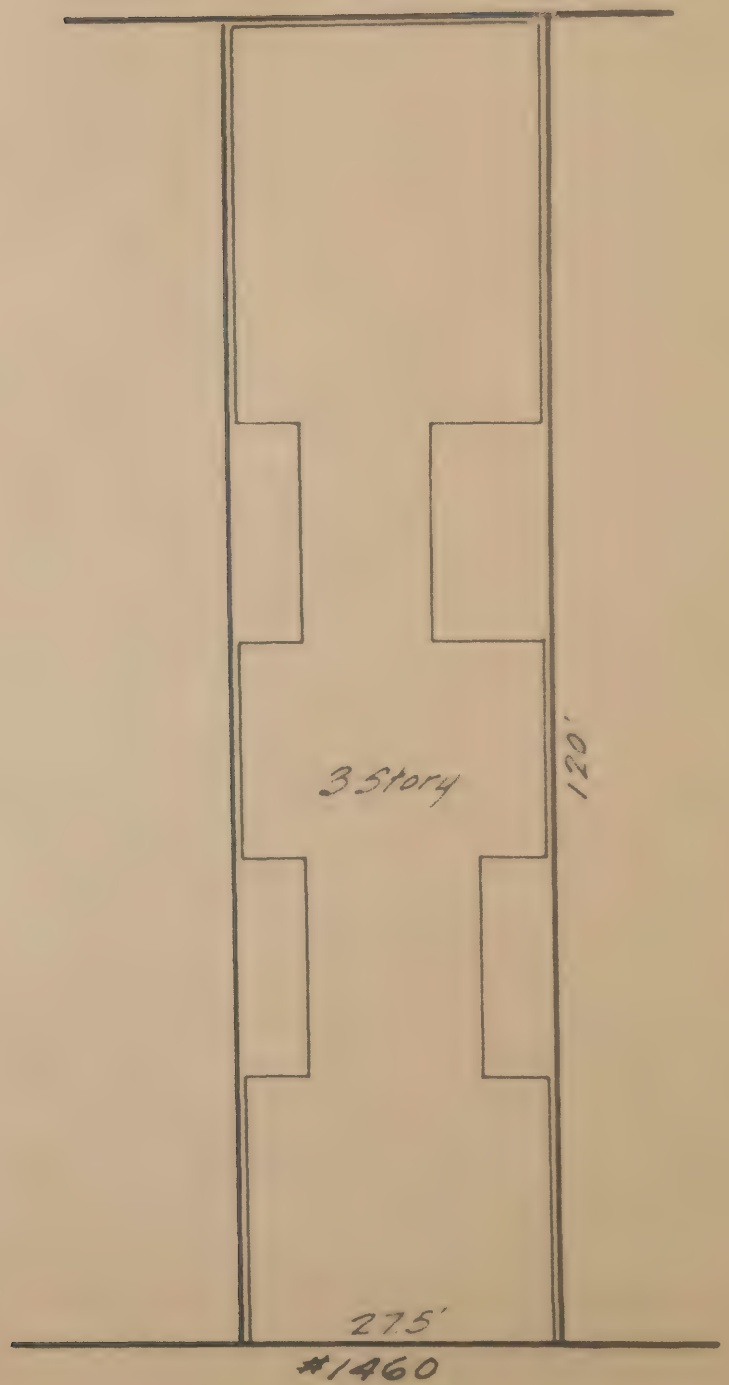
INCOME APPROACH:

| Units | Actual | Fair | Total Monthly | |
|----------|------------|--------|---------------|--------|
| 1-4 rm. | \$ refused | \$ 100 | \$ 100 | |
| 11-2 rm. | " | 65 | 715 | |
| | | | 815 x 70 = | |
| | | | 57,050 | 57,100 |

| | |
|--------------|---------------|
| LAND | \$ 18,500 |
| IMPROVEMENTS | <u>38,500</u> |

MARKET VALUE OF PROPERTY \$ 57,000

FERN STREET



SUTTER STREET



APPRAISAL

2-11

OWNER: David Sheldon et ux
PROPERTY ADDRESS: 1466-70 Sutter Street

PARCEL NO. 672-8
DATE ACQ:

OWNER'S ADDRESS: 1470 Sutter Street

IRS:
CONSID: NS
BEST USE: Com.

ZONING: C-2

PRESENT USE: Com. & Rms.

ASSESSED VALUE: Land \$ 7,420.00
Imps. 5,550.00
\$ 12,970.00

TAXES: \$ 1,077.80

LAND: DIMENSION 65 x 120 = 7,800

s.f.

IMPROVEMENTS: Condition Fair

Effective Age 40

2-st. fr. and stucco bldg. containing a store, a 3-rm. apt.,
12 furnished rms. 1/2 of lot is used as a parking lot.

SUMMATION APPROACH:

Rounded to

| | | | |
|--------------|----------------------|---------------|----------|
| Land | 7,800 s.f. @ \$5.58± | \$ 43,500 | |
| Improvements | | | |
| Bldg. | 5,760 s.f. @ \$2.00 | \$11,520 | |
| Parking | 4,920 s.f. @ 0.50 | <u>2,460</u> | |
| | | 13,980 | |
| | | <u>57,480</u> | \$57,500 |

MARKET COMPARISON:

| | | | |
|-----------------------|--------------------------|-----------|--------|
| Sales Most Comparable | 672-12; 674-7, -8 (Land) | | |
| | 7,800 s.f. @ \$ 7.25 | \$ 56,550 | 56,600 |

INCOME APPROACH:

| Units | Actual | Fair | Total Monthly | |
|-----------|--------|------|------------------|--------|
| | \$ | \$ | \$ | |
| Bldg. (L) | 175 | | 250 | |
| Parking | ? | | 200 | |
| | | | <u>450</u> x 120 | 54,000 |

| | |
|--------------|---------------|
| LAND | \$ 43,500 |
| IMPROVEMENTS | <u>12,500</u> |

MARKET VALUE OF PROPERTY \$ 56,000

FERN STREET



SUTTER STREET



APPRAISAL

OWNER: Chew S. Yorn et ux
 PROPERTY ADDRESS: 1482-98 Sutter Street

PARCEL NO. 672-9
 DATE ACQ: 10-29-55

OWNER'S ADDRESS: 747 Grant Street

IRS: \$181.50
 CONSID: NS
 BEST USE: Same

ZONING: C-2 PRESENT USE: Hotel

ASSESSED VALUE: Land \$ 9,490.00
 Imps. 29,100.00
 \$ 38,590.00

TAXES: \$ 3,206.82

LAND: DIMENSION 70 x 120 = 8,400 s.f.

IMPROVEMENTS: Condition Fair Effective Age 60 ±

A 6-st. masonry hotel bldg. with storage basement, 4 commercial spaces and 127 rooms.

SUMMATION APPROACH:

Rounded to

Land 8,400 s.f. @ \$6.13± \$ 51,500

Improvements
 RCN 39,547 s.f. @ \$15.50 \$612,979

Depreciation: Physical 25%
 Functional 25
 Economic 20

70% 429,085 183,894
 235,394

MARKET COMPARISON:

Sales Most Comparable 761-16A, 26; 673-5
 8,400 s.f. @ \$ 22.00

\$235,400
 184,800

INCOME APPROACH:

| Units | Actual | Fair | Total Monthly |
|---------|--------|------|---------------|
| Bar (L) | \$ 265 | \$ | \$ 285 |
| Cafe | 300 | | 300 |
| Rest | 1,000 | | 1,200 |
| | | | 1,785 x 100 |
| | | | 178,500 |

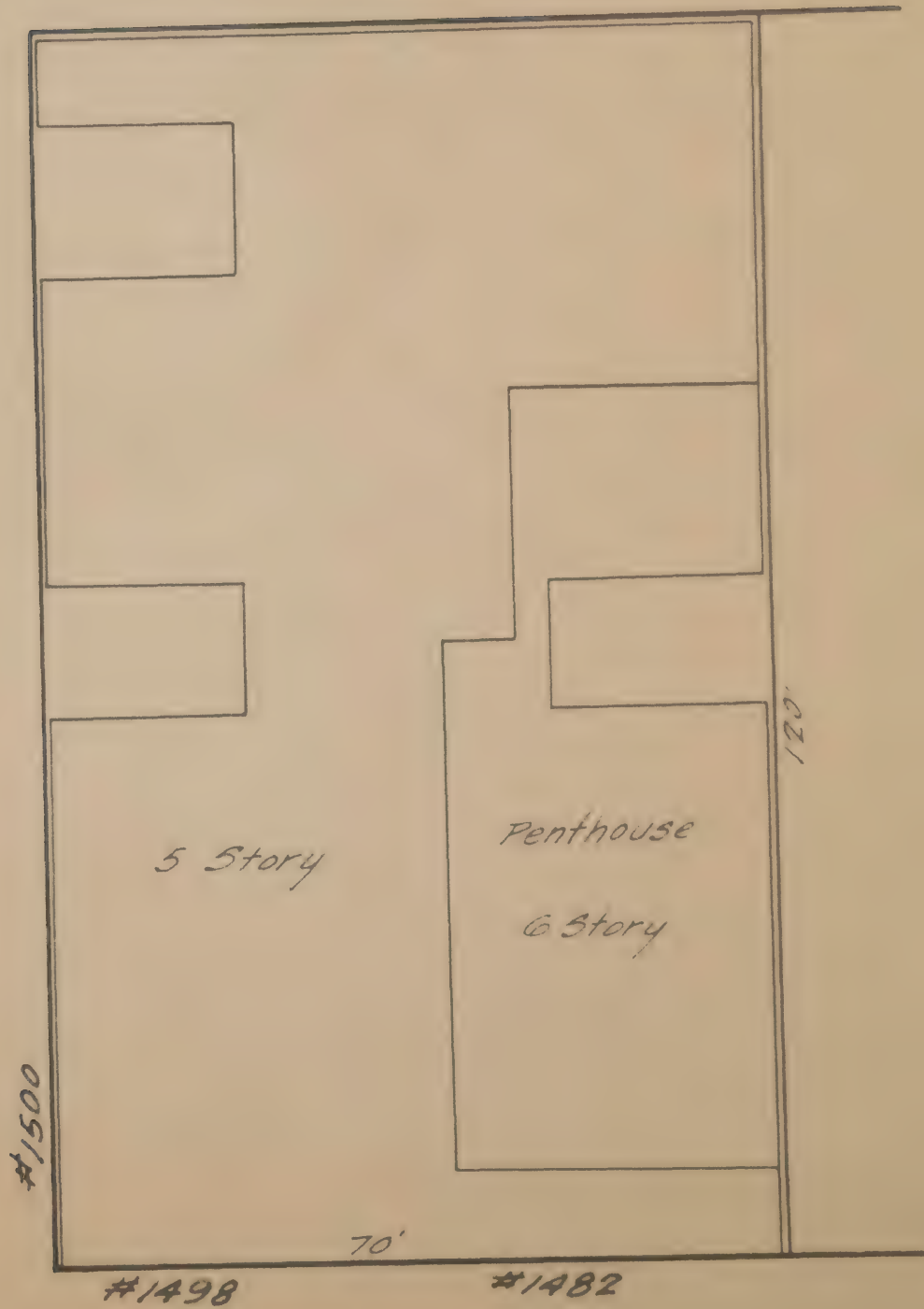
Room furnishings and store fixtures belong to lessees.
 Leases have no bonus value.

LAND \$ 51,500
 IMPROVEMENTS 133,500

MARKET VALUE OF PROPERTY \$ 185,000

FERN STREET

GOUGH STREET



SUTTER STREET



APPRAISAL

OWNER: S. A. Shainsky et ux
PROPERTY ADDRESS: 1520 Gough Street

PARCEL NO. 672-10
DATE ACQ: 6-8-54

OWNER'S ADDRESS: 2827 Noriega

IRS: no
CONSID: NS
BEST USE: Same

ZONING: R-5

PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 3,150.00
Imps. 51,250.00
\$ 54,400.00

TAXES: \$ 4,520.64

LAND: DIMENSION 55 x 60 = 3,300

s.f.

IMPROVEMENTS: Condition GOOD

Effective Age 30 ±

A 7 st. reinforced concrete apt. bldg. with a garage, 1-3 rm. and 1-2 rm. apts. on the street floor and 6-2 rm. apts. on each of the other 6 flrs.

SUMMATION APPROACH:

Rounded to

Land 3,300 s.f. @ \$5.46± \$ 18,000

Improvements

RCN 20,076 s.f. @ \$16.00 \$321,216

Depreciation: Physical 20%
Functional 10
Economic 0

MARKET COMPARISON: 30% 96,365 224,851
242,851

\$242,900

Sales Most Comparable 651-3D; 673-5

3,300 s.f. @ \$ 75.76±

\$

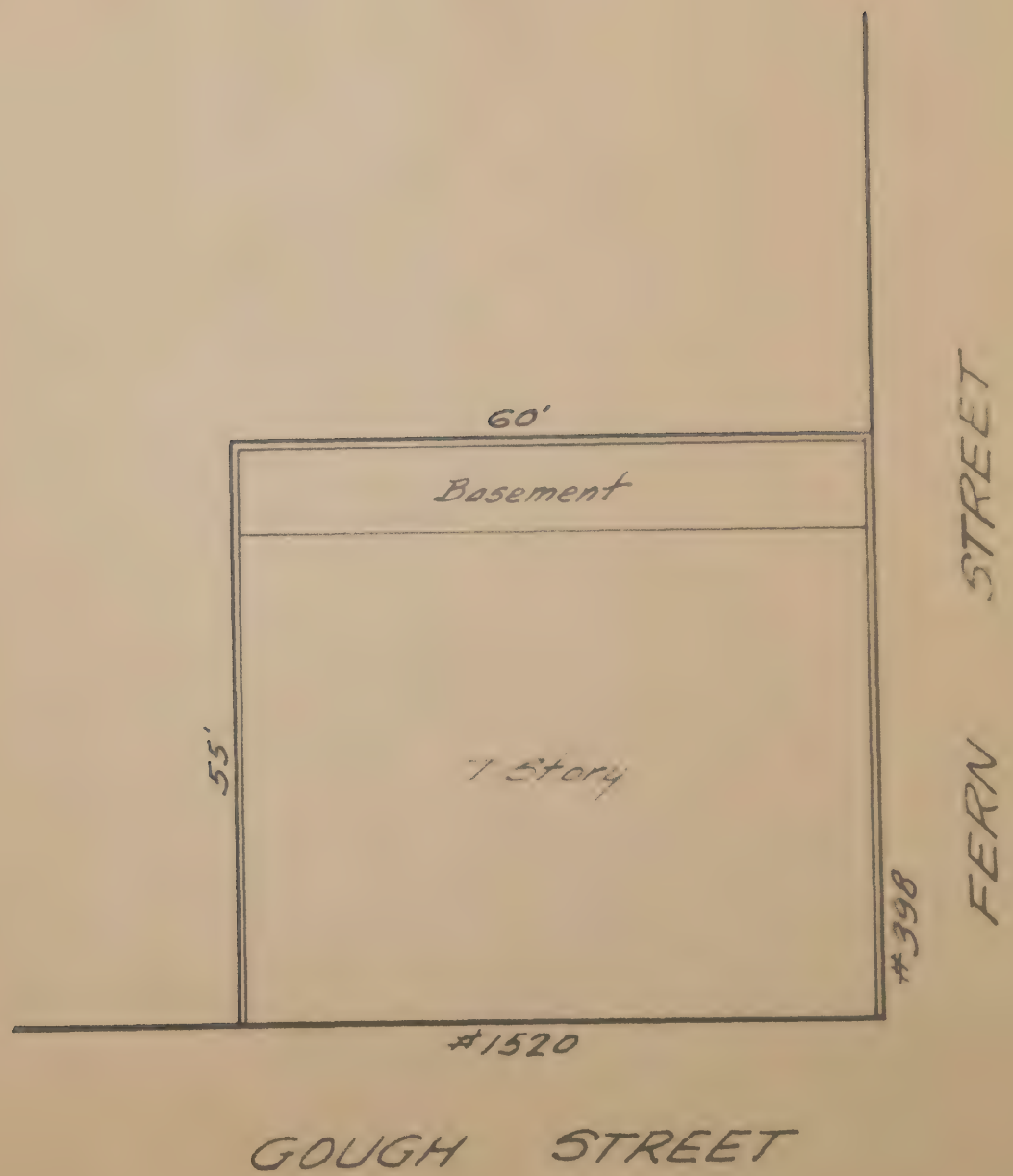
250,000

INCOME APPROACH:

| Units | Actual | Fair | Total Monthly | |
|----------|------------|------|---------------|---------|
| | \$ | \$ | \$ | |
| 1-3 rm. | Manager | | 100 | |
| 12-2 rm. | 70 (furn.) | 75 | 900 | |
| 25-2 rm. | 75 " | 75 | 1,875 | |
| | | | 2,875 x 85 = | |
| | | | 244,375 | 244,400 |

LAND \$ 18,000
IMPROVEMENTS 227,000

MARKET VALUE OF PROPERTY \$ 245,000





APPRAISAL

OWNER: Lillian R. Carnes
 PROPERTY ADDRESS: 1675-85 Bush Street

PARCEL NO. 672-11
 DATE ACQ: 6-18-20

OWNER'S ADDRESS: 1201 California Street

IRS: 1.00
 CONSID: NS
 BEST USE: Same

ZONING: R-5 PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 3,770.00
 Imps. 14,100.00
 \$ 17,870.00

TAXES: \$ 1,485.00

LAND: DIMENSION 55 x 120 = 6,600

s. f.

IMPROVEMENTS: Condition Good

Effective Age 50 ±

3 st. fr. bldg., 3-3 rm. and 4-2 rm. on each flr. The effective age has been reduced by periodic remodeling and redecoration.

SUMMATION APPROACH:

Rounded to

| | | | |
|--------------|----------------------|---------------|----------|
| Land | 6,600 s.f. @ \$5.61+ | \$ 37,000 | |
| Improvements | 13,842 s.f. @ 4.50 | 62,289 | |
| | | <u>99,289</u> | \$99,300 |

MARKET COMPARISON:

| | | |
|-----------------------|------------------------|------------|
| Sales Most Comparable | 653-28; 653-27; 650-21 | |
| 6,600 | s. f. @ \$ 15.50 | \$ 102,300 |

INCOME APPROACH:

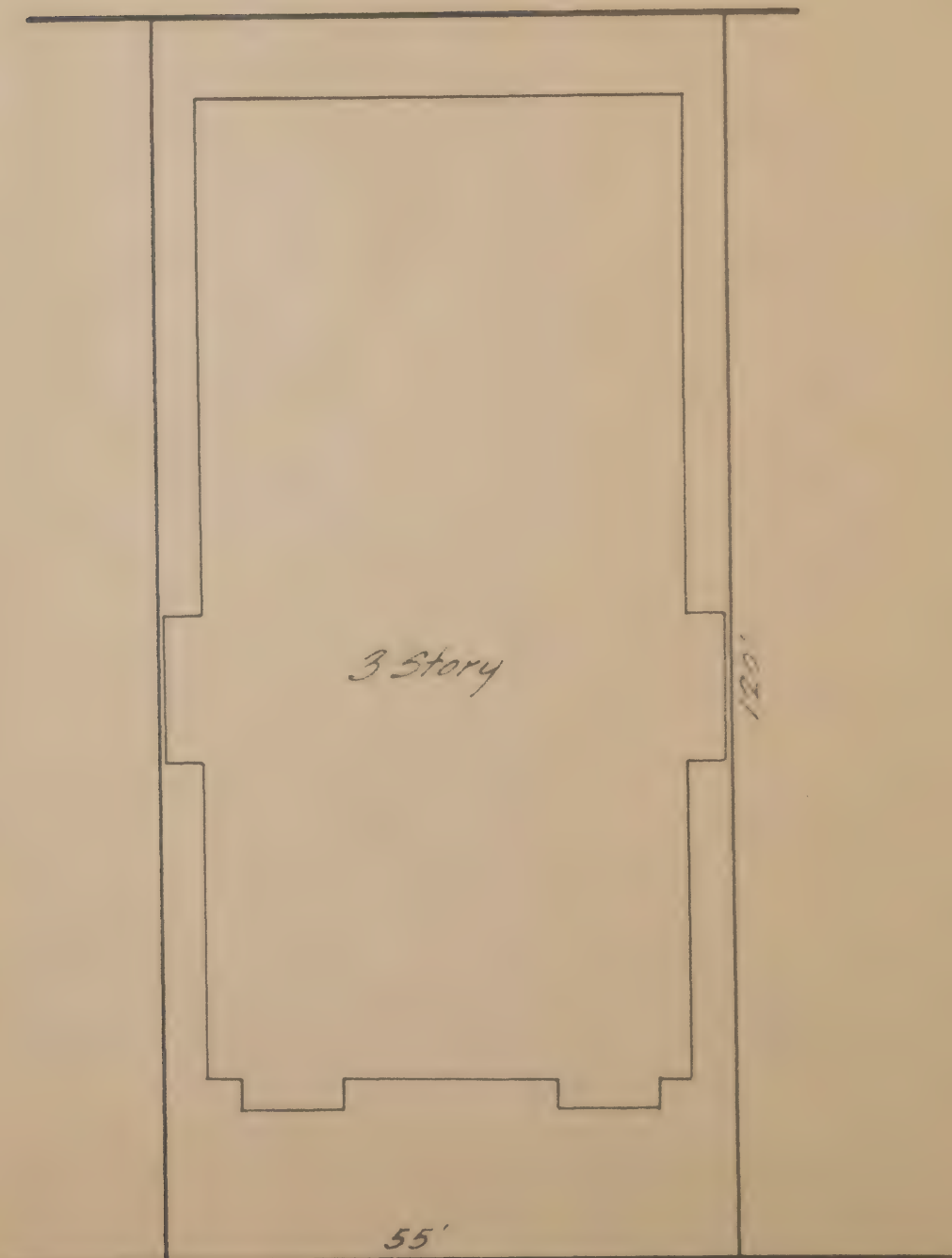
| Units | Actual | Fair | Total Monthly |
|-----------|--------|------|---------------|
| | \$ | \$ | \$ |
| 9-3 rm.) | 1,245 | | 1,245 x 80 |
| 12-2 rm.) | | | 99,600 |

Actual rentals include utilities and are low.
 (from \$45 to 72.50/mo.)

| | |
|--------------|---------------|
| LAND | \$ 37,000 |
| IMPROVEMENTS | <u>63,000</u> |

MARKET VALUE OF PROPERTY \$ 100,000

FERN STREET



#1675-85

BUSH STREET



APPRAISAL

OWNER: J. P. Young
PROPERTY ADDRESS: 1669-73 Bush Street

PARCEL NO. 672-12
DATE ACQ: 8-22-61

OWNER'S ADDRESS: 1025 Post Street

IRS: 33.55
CONSID: \$30,500
BEST USE: Same

ZONING: R-5 PRESENT USE: 3 flats

ASSESSED VALUE: Land \$ 1,780.00
Imps. 2,100.00
\$ 3,880.00

TAXES: \$ 322.42

LAND: DIMENSION 26 x 120 = 3,120

s. f.

IMPROVEMENTS: Condition Good

Effective Age 60

3 st. fr. bldg. with a large flat on each flr. Recently redecorated and replumbed.

SUMMATION APPROACH:

Rounded to

| | | | |
|--------------|-----------------------|---------------|----------|
| Land | 3,120 s. f. @ \$5.61+ | \$ 17,500 | |
| Improvements | 6,366 s. f. @ 2.25 | 14,324 | |
| | | <u>31,824</u> | \$31,800 |

MARKET COMPARISON:

| | | | |
|-----------------------|------------------|----|--------|
| Sales Most Comparable | 666-11; 685-19 | | |
| 3,120 | s. f. @ \$ 10.00 | \$ | 31,200 |

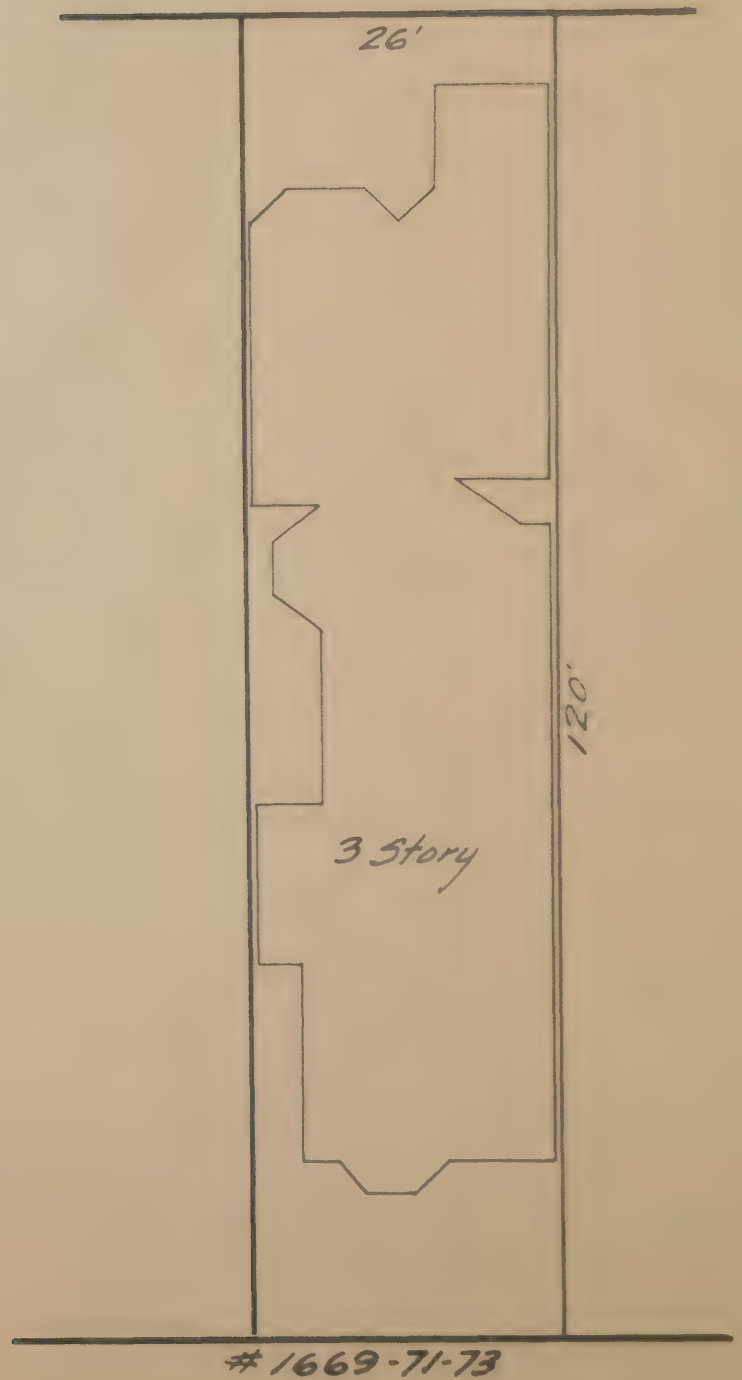
INCOME APPROACH:

| Units | Actual | Fair | Total Monthly | |
|------------------|--------|------|---------------|--------|
| | \$ | \$ | \$ | |
| 3-8 rm. (2 L) | 135 | | 405 x 80 | 32,400 |

| | |
|--------------|---------------|
| LAND | \$ 17,500 |
| IMPROVEMENTS | <u>14,000</u> |

MARKET VALUE OF PROPERTY \$ 31,500

FERN STREET



BUSH STREET



APPRAISAL

2-5

OWNER: Richard F. Neary et al
PROPERTY ADDRESS: 1663 Bush Street

PARCEL NO. 672-13
DATE ACQ: 9-17-56

OWNER'S ADDRESS: 1663 Bush Street

IRS: \$19.80
CONSID: NS
BEST USE: Same

ZONING: R-5

PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,780.00
Impe. 1,000.00
\$ 2,780.00

TAXES: \$ 150.42

LAND: DIMENSION 24 x 120 = 2,880

s.f.

IMPROVEMENTS: Condition Very Good

Effective Age 60 ±

High basement, 2 st. fr. bldg. with storage and a studio in basement and one flat on each of the other floors. There is a 2-car garage on the rear of the lot.

SUMMATION APPROACH:

Rounded to

| | | | |
|--------------|----------------------|-----------|----------|
| Land | 2,880 s.f. @ \$5.56+ | \$ 16,000 | |
| Improvements | 3,349 s.f. @ 3.50 | \$11,722 | |
| Garage | | 500 | |
| | | 12,222 | |
| | | 28,222 | \$28,200 |

MARKET COMPARISON:

Sales Most Comparable 660-37; 666-11; 672-12
2,880 s.f. @ \$ 10.00

\$ 28,800

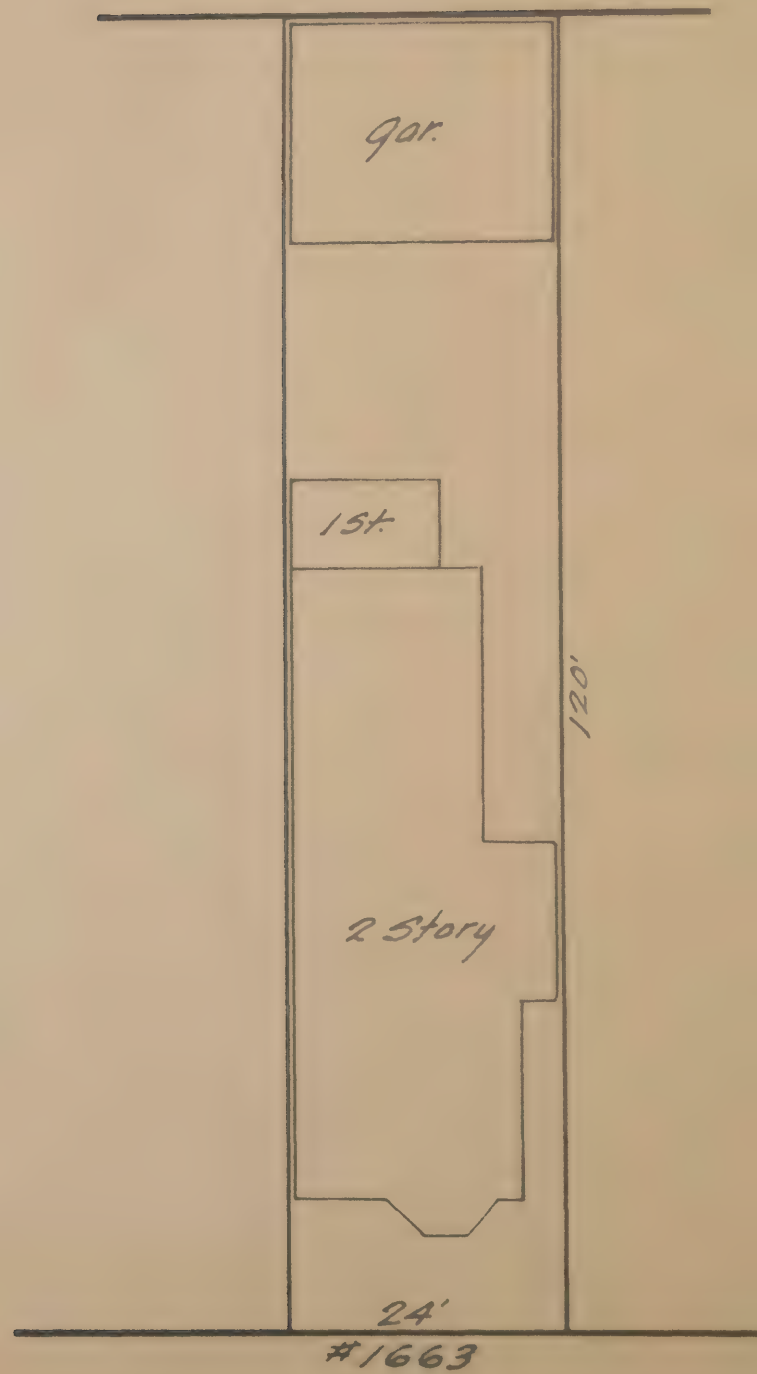
INCOME APPROACH:

| Units | Actual | Fair | Total Monthly | |
|-----------|--------|------|---------------|--------|
| | \$ | \$ | \$ | |
| Studio | owner | | 50 | |
| Flat | " | | 150 | |
| Flat | 150 | | 150 | |
| 2-garages | 15 | | 30 | |
| | | | 380 x 80 | 30,400 |

| | |
|--------------|-----------|
| LAND | \$ 16,000 |
| IMPROVEMENTS | 13,000 |

MARKET VALUE OF PROPERTY \$ 29,000

FERN STREET



BUSH STREET



APPRAISAL

2-4

OWNER: E. David Breman et al
PROPERTY ADDRESS: 1659-61 Bush Street

PARCEL NO. 672-14
DATE ACQ: 10-31-55

OWNER'S ADDRESS: 400 Montgomery St., Rm. 1023

IRS: no
CONSID: NS
BEST USE: Apts.

ZONING: R-5

PRESENT USE: Guesthouse

ASSESSED VALUE: Land \$ 2,230.00
Imps. 10,850.00
\$ 13,080.00

TAXES: \$ 1,086.94

LAND: DIMENSION 32.5 x 120 = 3,900

s. f.

IMPROVEMENTS: Condition Fair

Effective Age 50 ±

3 st. fr. bldg. with brick front. There are 2-2 rm., 1-4 rm. and 1-3 rm. on 1st flr.; 12-guest rms. on the 2nd flr. and 10 guest rms. on the 3rd flr.

SUMMATION APPROACH:

Rounded to

| | | |
|--------------|----------------------|---------------|
| Land | 3,900 s.f. @ \$5.51± | \$ 21,500 |
| Improvements | 9,497 s.f. @ 3.75 | 35,614 |
| | | <u>57,114</u> |

\$57,100

MARKET COMPARISON:

Sales Most Comparable 648-11; 666-25
3,900 s.f. @ \$ 15.00

\$ 58,500

INCOME APPROACH:

| Units | Actual | Fair | Total Monthly |
|--------------|--------|------|---------------|
| | \$ | \$ | \$ |
| Master lease | 625 | | 700 x 85 |
| | | | 59,500 |

| | |
|--------------|---------------|
| LAND | \$ 21,500 |
| IMPROVEMENTS | <u>36,500</u> |

MARKET VALUE OF PROPERTY \$ 58,000

FERN STREET

32.50'

120'

3 Story

#1659-61

BUSH STREET



APPRAISAL

2-3

OWNER: James Adam
PROPERTY ADDRESS: 1643-53 Bush Street

PARCEL NO. 672-15
DATE ACQ: 7-18-55

OWNER'S ADDRESS: 44 Toledo Way., San Francisco

IRS: no
CONSID: NS
BEST USE: Com.

ZONING: R-5 PRESENT USE: Condemned

ASSESSED VALUE: Land \$ 2,890.00
Impe. 2,700.00
\$ 5,590.00

TAXES: \$ 464.52

LAND: DIMENSION 42.25 x 120 = 5,070 s.f.

IMPROVEMENTS: Condition Very poor Effective Age 70

High basement, 2 st. fr. bldg. all vacant. Entry impossible.
Title report discloses abatement action.

SUMMATION APPROACH:

Rounded to

Land 5,070 s.f. @ \$5.52+ \$ 28,000
Improvements No value 0

\$28,000

MARKET COMPARISON:

Sales Most Comparable 648-6; 674-7, -8 (Land)
5,070 s.f. @ \$ 5.60

\$ 28,392

28,400

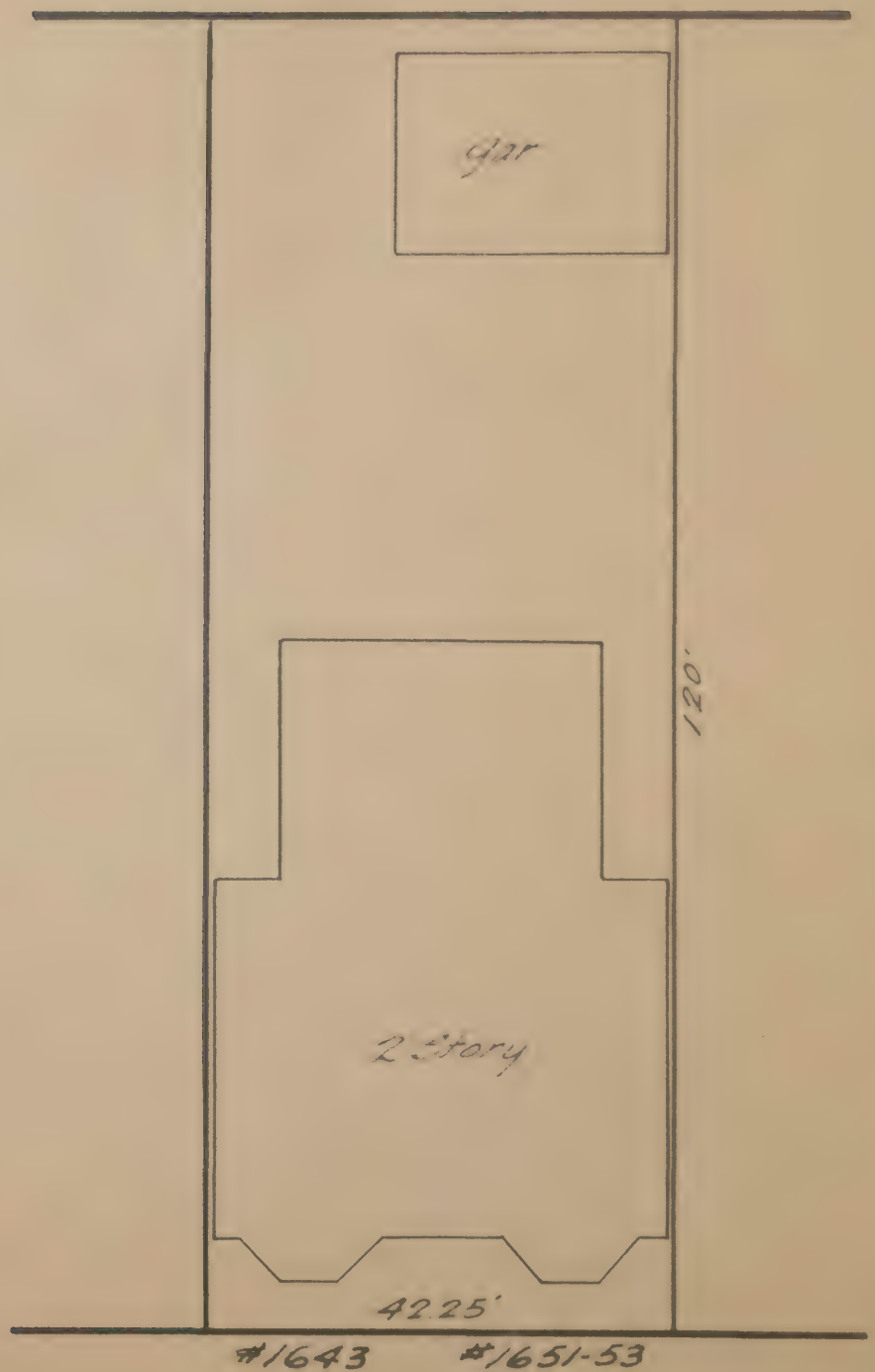
INCOME APPROACH:

| Units | Actual | Fair | Total Monthly |
|-------|--------|------|---------------|
| | \$ | \$ | \$ |
| | | | |

LAND \$ 28,000
IMPROVEMENTS 0

MARKET VALUE OF PROPERTY \$ 28,000

FERN STREET



BUSH STREET



APPRAISAL

2-2

OWNER: City Title Insurance Company
PROPERTY ADDRESS: 1635 Bush Street

PARCEL NO. 672-16
DATE ACQ: 7-10-53

OWNER'S ADDRESS: 214 Van Ness

IRS: no

ZONING: R-5 PRESENT USE: Flats

CONSID: BEST USE: Com.

ASSESSED VALUE: Land \$ 2,260.00
Imps. 1,750.00
\$ 4,010.00

TAXES: \$ 333.24

LAND: DIMENSION 33 x 120 = 3,960

s. f.

IMPROVEMENTS: Condition Very Poor

Effective Age 70

High basement, 2 st. fr. bldg. Vacant and entry not obtained.
Title report discloses abatement action on file. Property
listed for \$37,500.

SUMMATION APPROACH:

Rounded to

| | | | |
|--------------|---------------------|---------------|----------|
| Land | 3,960 s. f. @ 5.56+ | \$ 22,000 | |
| Improvements | 3,672 s. f. @ 1.00 | 3,672 | |
| | | <u>25,672</u> | \$25,700 |

MARKET COMPARISON:

Sales Most Comparable (Land) 648-6; 674-7, -8
3,960 s. f. @ \$ 6.25 \$ 24,750 24,800

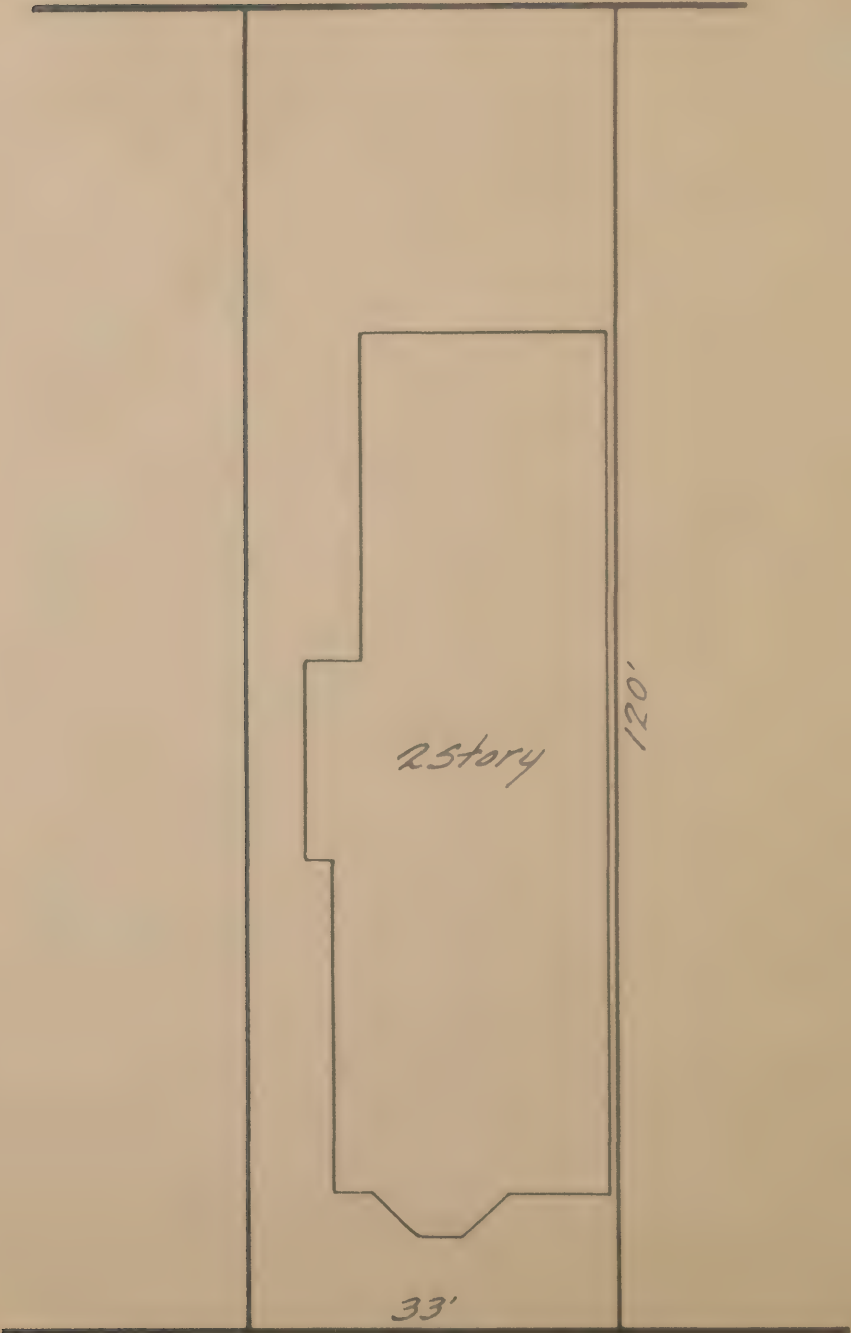
INCOME APPROACH:

| Units | Actual | Fair | Total Monthly |
|-------|--------|------|---------------|
| | \$ | \$ | \$ |

| | |
|--------------|--------------|
| LAND | \$ 22,000 |
| IMPROVEMENTS | <u>3,000</u> |

MARKET VALUE OF PROPERTY \$ 25,000

FERN STREET



BUSH STREET



*

| | | | | | |
|---|---|---|---|---|---|
| | 5 | 3 | 5 | 0 | 0 |
| | 4 | 9 | 0 | 0 | 0 |
| 1 | 7 | 5 | 5 | 0 | 0 |
| 1 | 5 | 5 | 0 | 0 | 0 |
| 1 | 2 | 6 | 0 | 0 | 0 |
| | 9 | 8 | 5 | 0 | 0 |
| 1 | 1 | 6 | 3 | 0 | 0 |
| 7 | 7 | 3 | 8 | 0 | 0 |

*

.....



BLOCK 673

| | NAME | LAND | IMPS. | TOTAL |
|----|-------------------------|----------------|-----------|----------------|
| -2 | Charles W. Mosser | \$ 30,000 | \$ 23,500 | \$ 53,500 |
| -3 | Samuel K. Polland et ux | 43,500 | 5,500 | 49,000 |
| -4 | Harry Wendell et ux | 67,000 | 108,500 | 175,500 |
| -5 | Wailin Pon et ux | 42,000 | 113,000 | 155,000 |
| -7 | Jennie Stukey | 53,000 | 73,000 | 126,000 |
| -8 | P. Tremain Loud | 57,500 | 41,000 | 98,500 |
| -9 | Pac. Queen Inv. Co. | <u>116,300</u> | <u>-</u> | <u>116,300</u> |
| | | \$409,300 | \$364,500 | \$773,800 |



APPRAISAL

OWNER: Charles W. Mosser
PROPERTY ADDRESS: 1515 Gough Street

PARCEL NO. 673-2
DATE ACQ: 6-7-61

OWNER'S ADDRESS: c/o Kate R. Archer
1515 Gough Street

IRS: \$58.85
CONSID: \$53,500.00
BEST USE: Present

ZONING: R-5 PRESENT USE: 8 unit apt.

ASSESSED VALUE: Land \$ 2,700.00
Imps. 6,450.00
\$ 9,150.00

TAXES: \$ 760.36

LAND: DIMENSION 39.9 x 137.5 = 5,486± ✓ s.f.

IMPROVEMENTS: Condition Fair

Effective Age 50 ±

2-story fr. stucco, 8 unit apt. bldg. with basement storage area.

SUMMATION APPROACH:

Rounded to

| | | | |
|--------------|-----------------------|------------------|----------|
| Land | 5,486± s.f. @ \$5.47± | \$ 30,000.00 ✓ | |
| Improvements | 4,576± s.f. @ 4.70± | 21,512.00 ✓ | |
| | | <u>51,512.00</u> | \$51,500 |

MARKET COMPARISON:

Sales Most Comparable 673-2; 649-6

5,486± s.f.s.f. @ \$ 9.75

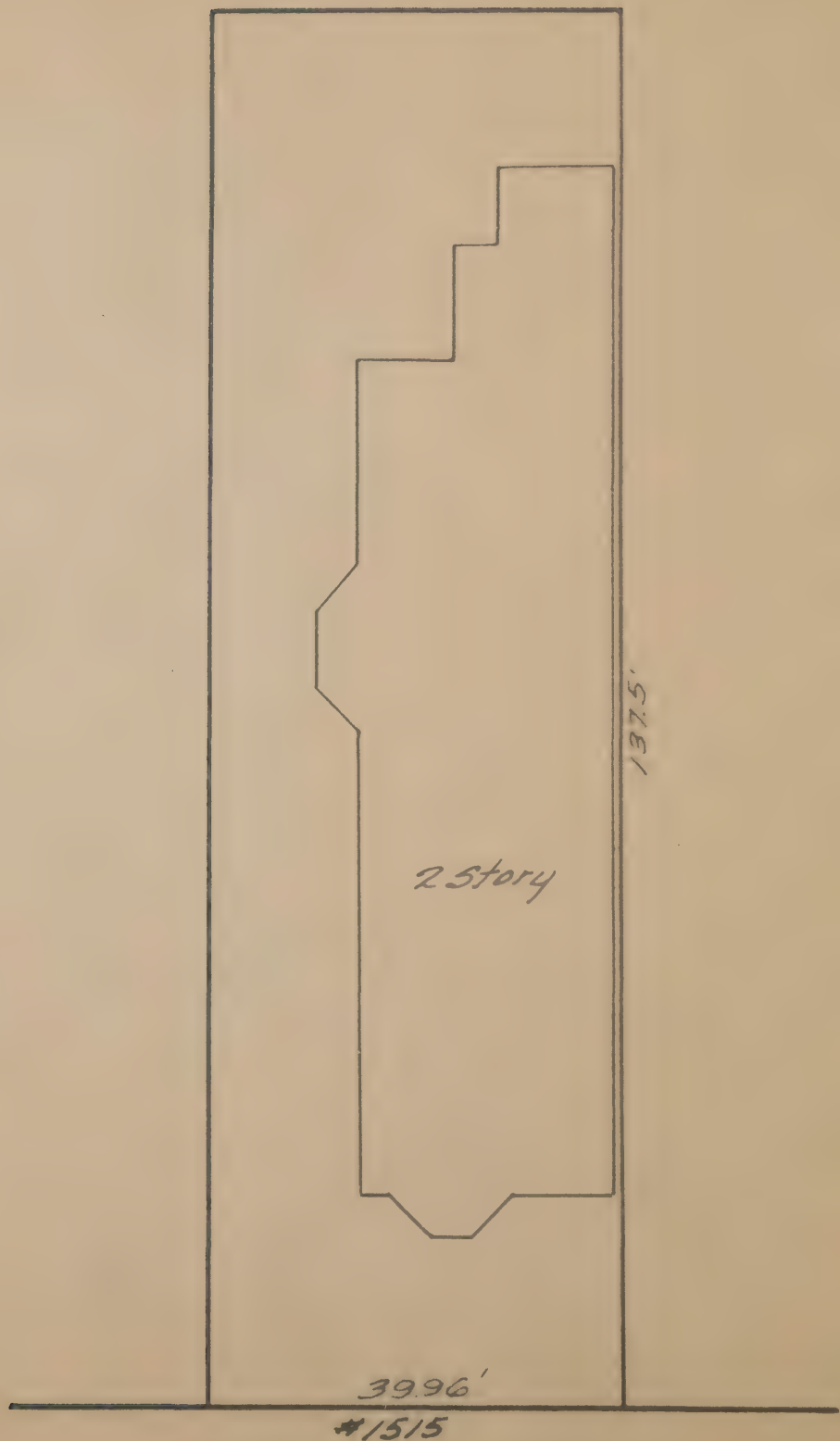
\$ 53,489.00 53,500

INCOME APPROACH:

| Units | Actual | Fair | Total Monthly | |
|----------|--------|------|-------------------|--------|
| | \$ | \$ | \$ | |
| 2-2 rms. | 100 | | 110 | |
| 1-2 rms. | 60 | | 65 | |
| 2-2 rms. | 140 | | 150 | |
| 2-2 rms. | 160 | | 170 | |
| 1-2 rms. | 65 | | 70 | |
| | | | <u>565</u> x 94 = | 53,100 |
| | | | 53,110 ✓ | |

LAND \$ 30,000
IMPROVEMENTS 23,500

MARKET VALUE OF PROPERTY \$ 53,500



GOUGH STREET



APPRAISAL

OWNER: Samuel Kay Polland et ux
PROPERTY ADDRESS: 1509-11 Gough Street

PARCEL NO. 673-3
DATE ACQ: 7-8-46

OWNER'S ADDRESS: 1511 Gough Street

IRS: \$40.70

ZONING: R-5

PRESENT USE: Drama School
& apts., rooms

CONSID: NS
BEST USE: R-5

ASSESSED VALUE: Land \$ 3,880.00
Imps. 3,250.00
\$ 7,130.00

TAXES: \$ 517.72

LAND: DIMENSION 57.5 x 137.5 = 7,906± s.f.

IMPROVEMENTS: Condition Fair Effective Age 50 ±
2-story fr. stucco front residence converted to 1-4 rm. drama
school on 1st, and 1-4 rm. apt. plus 2 rental rms. on 2nd.
Also, frame shed.

SUMMATION APPROACH:

Rounded to

| | | | |
|--------------|----------------------|-----------------|-----------|
| Land | 7,906 s.f. @ \$5.50± | \$ 43,500 ✓ | |
| Improvements | 4,421 s.f. @ 1.00± | 4,421 | |
| Shed | 240 s.f. | 100 | |
| | | <u>48,021</u> ✓ | \$ 48,000 |

MARKET COMPARISON:

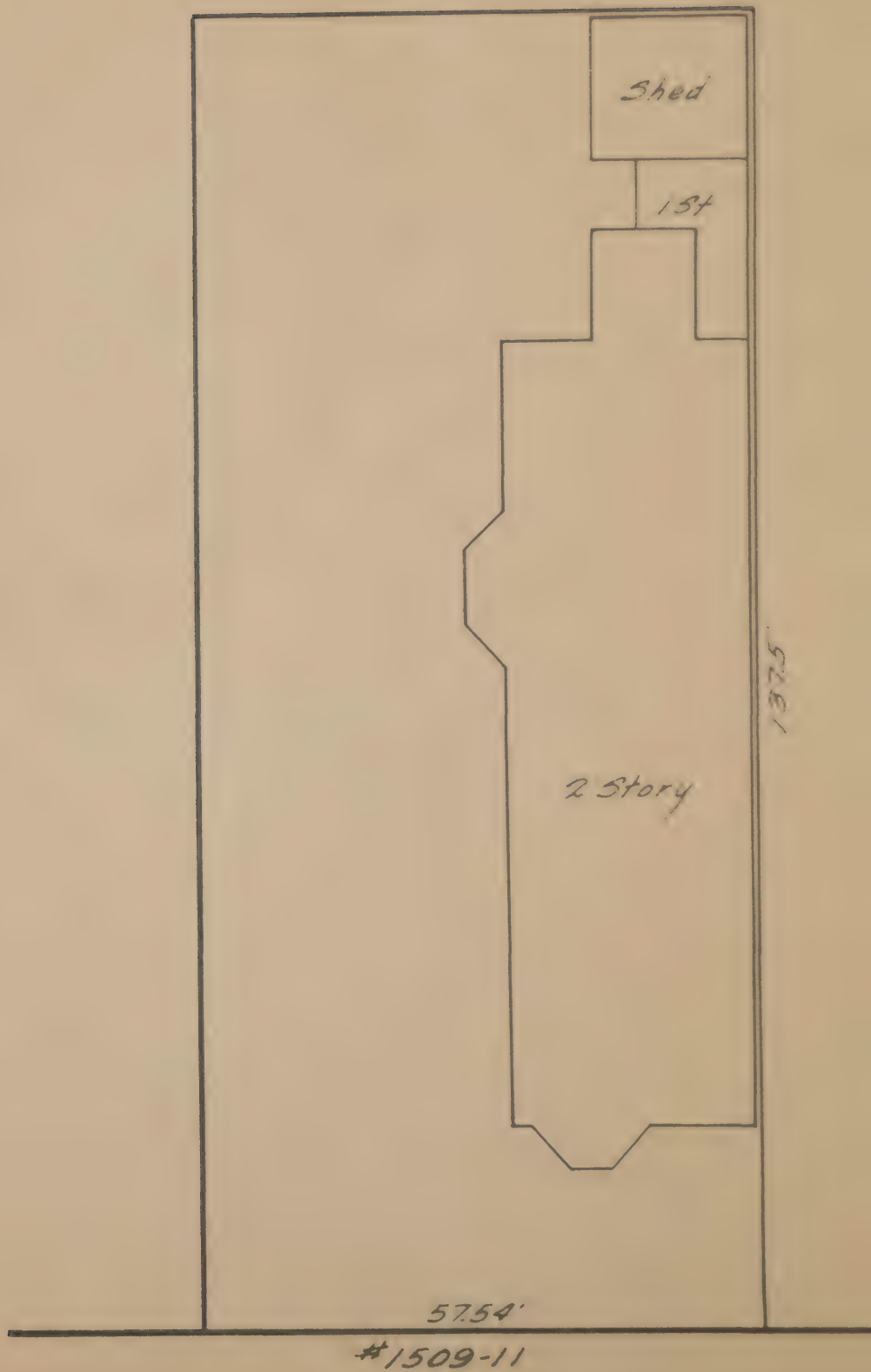
| | | | |
|-----------------------|-----------------------|-------------|--------|
| Sales Most Comparable | 648-2; 673-9; 675-10 | | |
| | 7,906 s.f. @ \$ 6.40± | \$ 50,598 ✓ | 50,600 |

INCOME APPROACH: Not applicable

| Units | Actual | Fair | Total Monthly |
|---------|--------|------------|---------------|
| | \$ | \$ | \$ |
| 1-4 rm. | NA | 175 | |
| 1-4 rm. | NA | 125 | |
| 2-1 rm. | NA | 60 | |
| | | <u>360</u> | |

| | |
|--------------|--------------|
| LAND | \$ 43,500 |
| IMPROVEMENTS | <u>5,500</u> |

MARKET VALUE OF PROPERTY \$ 49,000



GOUGH STREET



APPRAISAL

3-7

OWNER: Harry Wendell et ux
PROPERTY ADDRESS: 1505 Gough Street

PARCEL NO. 673-4
DATE ACQ: 6-30-54

OWNER'S ADDRESS: 1505 Gough Street

IRS: No
CONSID: NS
BEST USE: Present

ZONING: R-5

PRESENT USE: 22 unit apt.

ASSESSED VALUE: Land \$ 5,910.00
Imps. 34,750.00
\$40,660.00 ✓

TAXES: \$ 3,378.84

LAND: DIMENSION 87.5 x 137.5 = 12,031± ✓ s.f.

IMPROVEMENTS: Condition Excellent

Effective Age 40

2 st. fr. brick veneered, 20 unit apt. bldg. with 2 basement
apts. (Total - 22 units)

SUMMATION APPROACH:

Rounded to

| | | | |
|--------------|-----------------------|-------------|-----------|
| Land | 12,031± s.f. @ \$5.57 | \$ 67,000 ✓ | |
| Improvements | 21,628± s.f. @ 5.00 | 108,140 ✓ | |
| | | 175,140 ✓ | \$175,200 |

MARKET COMPARISON:

Sales Most Comparable 651-3D; 650-21; 648-13

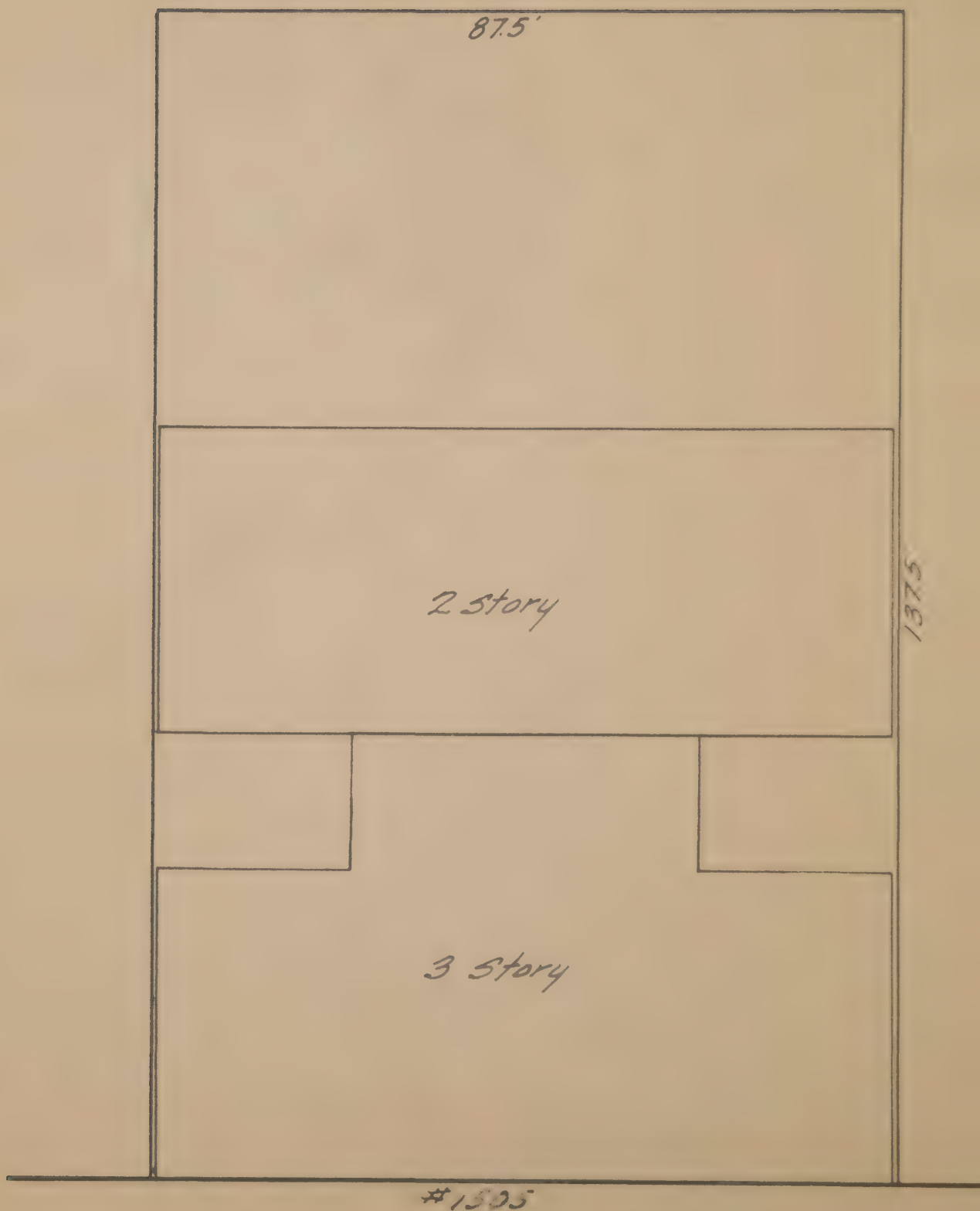
| | | |
|-----------------------------|--------------|---------|
| 12,031± s.f. @ \$ 14.63± or | \$ 176,000 ✓ | 176,000 |
| 22 units @ \$8,000/unit | | |

INCOME APPROACH:

| | Units | Actual | Fair | Total Monthly | |
|--------|---------|----------------|-------|---------------|-----------|
| | | \$ | \$ | \$ | |
| Ground | 1-2 rm. | owner occupied | 60 | | |
| | 1-1 rm. | 50 | 50 | | |
| 1st. | 4-2 rm. | 400 | 400 | | |
| | 4-2 rm. | 360 | 360 | | |
| 2nd | 4-2 rm. | 400 | 400 | | |
| | 4-2 rm. | 360 | 360 | | |
| 3rd | 2-2 rm. | 220 | 220 | | |
| | 2-3 rm. | 240 | 240 | | |
| | | | 2,090 | x 83.3 = | \$174,097 |
| | | | | | 174,100 |

| | |
|--------------|-----------|
| LAND | \$ 67,000 |
| IMPROVEMENTS | 108,500 |
| | <hr/> |

MARKET VALUE OF PROPERTY \$ 175,500



GOUGH STREET



1410 Chalmers
Scharlach - 20 Ingersoll Dr
San Rafael
APPRAISAL

292⁰⁰ 7/19/63
3-6

OWNER: Wailin Pon et ux
PROPERTY ADDRESS: 1500 Gough Street

PARCEL NO. 673-5
DATE ACQ: 3-10-60

OWNER'S ADDRESS: 1460 Broadway #2

IRS: \$70.00
CONSID: \$150,000
BEST USE: Present

ZONING: R-5

PRESENT USE: Boarding Hse.

ASSESSED VALUE: Land \$ 8,190.00
Imps. 18,700.00
\$ 26,890.00

TAXES: \$ 2,234.56

LAND: DIMENSION 50 x 137.5 = 6,875 s.f.

IMPROVEMENTS: Condition Fair Effective Age 40 ±

5 st. fr. stucco, 105 boarding rooms, with full basement for storage and heating plant.

SUMMATION APPROACH: Rounded to

| | | | |
|--------------|----------------------------|----------------|-----------|
| Land | 6,875 s.f. @ \$6.11± | \$ 42,000 | |
| Improvements | 31,621 s.f. @ 3.57 | 112,886 | |
| | (inc. 2,058 s.f. basement) | <u>154,886</u> | \$154,900 |

MARKET COMPARISON:

Sales Most Comparable 673-5
6,875 s.f. @ \$ 22.55± \$ 155,000 ✓ 155,000

INCOME APPROACH:

| Units | Actual | Fair | Total Monthly |
|----------|----------|----------------|---------------|
| 105 rms. | \$ 1,500 | \$ 1,500 x 100 | \$ 150,000 ✓ |

Remarks: Room and board business. There is a \$1,500 mo. 5 yr. lease effective July 1961. Lessee - Mr. Conway.

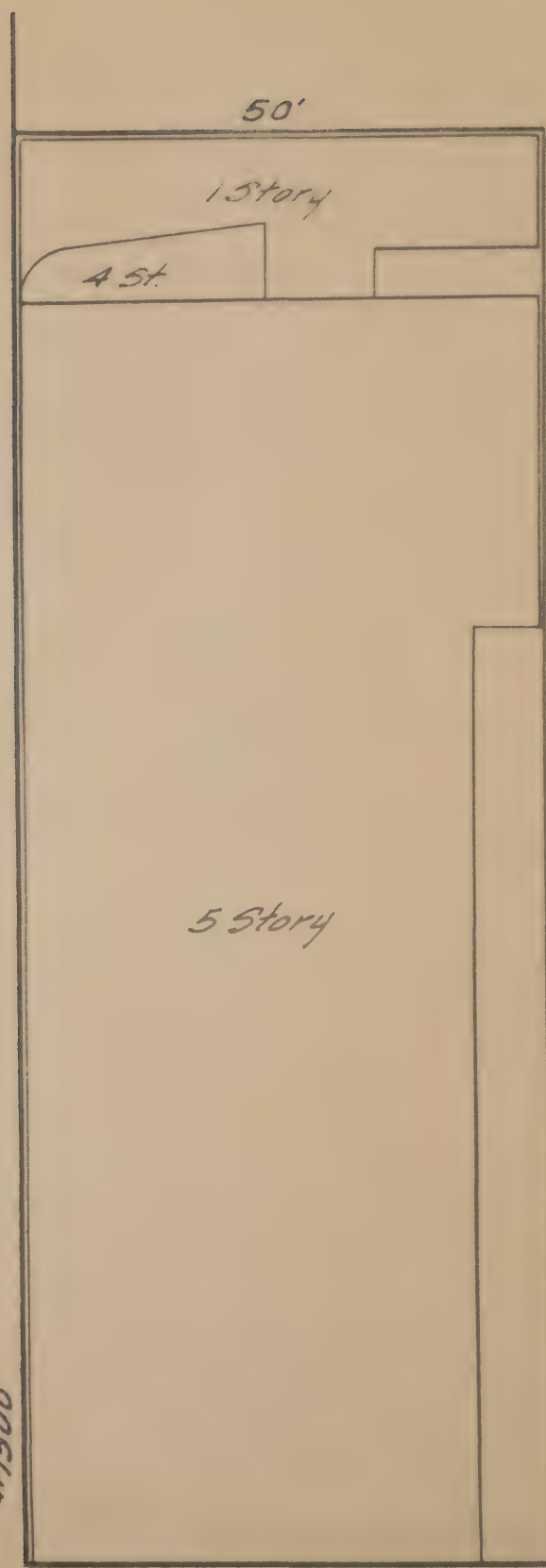
| | |
|--------------------------|----------------|
| LAND | \$ 42,000 |
| IMPROVEMENTS | <u>113,000</u> |
| MARKET VALUE OF PROPERTY | \$ 155,000 |

SUTTER STREET

#1500

#1500

GOUGH STREET





APPRAISAL

3-5

OWNER: Jennie Stukey
PROPERTY ADDRESS: 1570 Sutter Street

PARCEL NO. 673-7
DATE ACQ: 5-2-50

OWNER'S ADDRESS: 253 Virginia Ave., San Mateo

IRS: 110.00

CONSID: NS

ZONING: R-5

PRESENT USE: Boarding hse. BEST USE: Present

ASSESSED VALUE: Land \$ 6,030.00
Impr. 18,000.00
\$ 24,030.00

TAXES: \$ 1,996.90

LAND: DIMENSION 68.75 x 137.5 = 9,453± s.f.

IMPROVEMENTS: Condition Good

Effective Age 40 ±

4 st. fr. stucco boarding hse. w/ storage basement and laundry area. 41 rms. w/ bath; 3 rms. for employees; central dining rm., kitchen and TV rm., and 30 other rms. without baths, additional bathroom on each floor. Elevator, 16 passenger capacity

SUMMATION APPROACH:

Rounded to

| | | | |
|--------------|---|----------------------------|-----------|
| Land | 9,453± s.f. @ \$5.60± | \$ 53,000 ✓ | |
| Improvements | 34,900 s.f. @ 2.03± (inc. 3,839 s.f. base. stg.) | <u>71,000</u> 124,000 ✓ | \$124,000 |

MARKET COMPARISON:

Sales Most Comparable 673-5

9,453± s.f. @ \$ 13.50

\$ 127,616 ✓

127,600

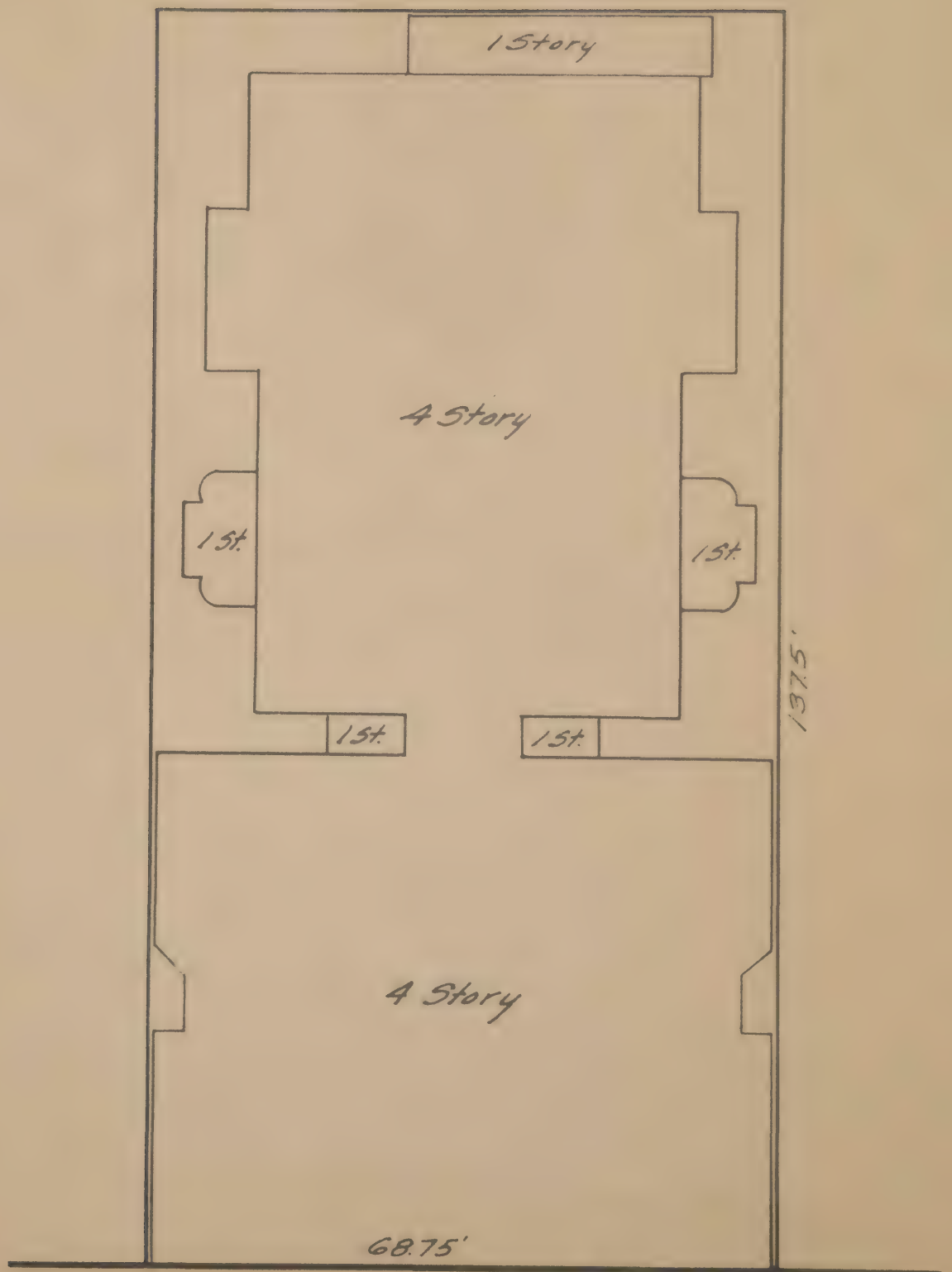
INCOME APPROACH:

| Units | Actual | Fair | Total Monthly |
|-------|----------|---------------|---------------|
| | \$ 1,300 | \$ 1,300 x 95 | \$ 123,500 ✓ |

Remarks: This is a boarding house. There is a 10 yr. lease effective July 1958 for \$1,300/mo. Lessee is Mr. Lieberman who claims he owns all the furnishings and that he has turned down an offer of \$100,000 for the business.

| | |
|--------------|---------------|
| LAND | \$ 53,000 |
| IMPROVEMENTS | <u>73,000</u> |

MARKET VALUE OF PROPERTY \$ 126,000



#1570

SUTTER STREET



APPRaisal

OWNER: P. Tremain Loud (THE LODGE)
 PROPERTY ADDRESS: 1590 Sutter Street

PARCEL NO. 673-8
 DATE ACQ: 3-14-50

OWNER'S ADDRESS: 1590 Sutter Street

IRS: \$44.00

ZONING: R-5

PRESENT USE: Boarding hse.

CONSID: NS
 BEST USE: Present

ASSESSED VALUE: Land \$ 7,010.00
 Imps. 12,500.00
 \$ 19,510.00

TAXES: \$ 1,621.28

LAND: DIMENSION 68.75 x 137.5 = 9,453± s.f.

IMPROVEMENTS: Condition Good

Effective Age 50

4 st. fr. boarding house with storage basement and unused attic rooms. There are 46 guest rooms.

SUMMATION APPROACH:

Rounded to

| | | | |
|--------------|----------------------------|-----------|----------|
| Land | 9,453± s.f. @ \$6.08± | \$ 57,500 | |
| Improvements | 28,938± s.f. @ 1.38± | 40,000 | |
| | (incl. basement stg. area) | 97,500 | \$97,500 |

MARKET COMPARISON:

| | | | |
|-----------------------|------------------------|-----------|--------|
| Sales Most Comparable | 673-5 | | |
| | 9,453± s.f. @ \$ 10.50 | \$ 99,257 | 99,250 |

INCOME APPROACH:

| Units | Actual | Fair | Total Monthly |
|-------|--------|--------------|---------------|
| | \$ | \$ | \$ |
| | NA | \$1,000 x 96 | 96,000 |

Owner operated

| | |
|--------------------------|-----------|
| LAND | \$ 57,500 |
| IMPROVEMENTS | 41,000 |
| MARKET VALUE OF PROPERTY | \$ 98,500 |

OCTAVIA STREET

OCTAVIA

#1600

68.75'

gar.

3 1/2 Story

1375'

#1590

SUTTER STREET



APPRAISAL

3-3

OWNER: Pacific Queen Investment Co.
PROPERTY ADDRESS: 1626 Octavia

PARCEL NO. 673-9
DATE ACQ: 6-30-61

OWNER'S ADDRESS: Unknown

IRS: no
CONSID: \$111,500
BEST USE: Apt.

ZONING: R-5 PRESENT USE: Vacant

ASSESSED VALUE: Land \$ 9,330.00
Imps. 350.00
\$ 9,680.00

TAXES: \$ 804.40

LAND: DIMENSION 137.5 x 137.5 = 18,906± s. f.

IMPROVEMENTS: Condition NA Effective Age NA

Vacant Land - level - all utilities

SUMMATION APPROACH: Not applicable Rounded to

Land \$
Improvements

MARKET COMPARISON:

Sales Most Comparable 673-9; 687-26, 27, 28
18,906± s. f. @ \$ 6.15± \$ 116,272 ✓ \$116,300

INCOME APPROACH: Not applicable

| Units | Actual | Fair | Total Monthly |
|-------|--------|------|---------------|
| | \$ | \$ | \$ |

LAND \$ 116,300
IMPROVEMENTS -

MARKET VALUE OF PROPERTY \$ 116,300



Vacant

1375'

1626

OCTAVIA STREET

BUSH STREET

1375'



1

BLOCK 674

| | NAME | LAND | | TOTAL |
|---------|------------------------|---------------|--------------|---------------|
| -1 | Rose S. Goldman | \$ 30,000 | \$ 2,500 | \$ 32,500 |
| -2A | Yumiko Hojo et al | 39,000 | 111,000 | 150,000 |
| -3A,-18 | Herman Gravitch et al | 37,000 | 103,000 | 140,000 |
| -4 | Michael I. Barry | 46,000 | - | 46,000 |
| -5 | Fanny Bergmans et al | 21,000 | 500 | 21,500 |
| -6 | Cirilo S. Ramos et ux | 21,000 | 3,000 | 24,000 |
| -7,-8 | Norman's Dev. Corp. | 34,000 | - | 34,000 |
| -9 | Yoshimi Hiura et al | 17,000 | 28,000 | 45,000 |
| -10 | Laurie Shaffi | 10,000 | 8,000 | 18,000 |
| -11 | Benjamin Quon et al | 7,500 | 13,500 | 21,000 |
| -11A | Wong Y. Shee | 7,500 | 13,500 | 21,000 |
| -12 | Willard Thompson et ux | 25,000 | 9,000 | 34,000 |
| -13 | Soto Mission of S.F. | 42,000 | 144,000 | 186,000 |
| -14 | Rosetta A. Smith | 15,500 | 8,000 | 23,500 |
| -15,-16 | Michael I. Barry et al | 44,000 | - | 44,000 |
| -17 | Wilkins Estates, Inc. | <u>26,000</u> | <u>7,500</u> | <u>33,500</u> |
| | | \$422,500 | \$451,500 | \$874,000 |



APPRAISAL

4-1-19

OWNER: Rose S. Goldman et al
PROPERTY ADDRESS: Vacant - Octavia

PARCEL NO. 674-2
DATE ACQ:

OWNER'S ADDRESS: c/o Green Eye Hospital
801 Bush Street
ZONING: R-5 PRESENT USE: Parking

IRS:
CONSID: NS
BEST USE: Same

ASSESSED VALUE: Land \$ 2,720.00
Imps. 350.00
\$ 3,070.00

TAXES: \$ 255.12

LAND: DIMENSION 46.07 x 120 = 5,520 s.f.

IMPROVEMENTS: Condition Good Effective Age 5 ±

Asphalt paving, bumper and guard chain.

SUMMATION APPROACH:

Rounded to

| | | | |
|--------------|----------------------|---------------|----------|
| Land | 5,520 s.f. @ \$5.43± | \$ 30,000 | |
| Improvements | Surfacing, etc. | | |
| | 5,520 s.f. @ \$0.50 | 2,760 ✓ | |
| | | <u>32,760</u> | \$32,800 |

MARKET COMPARISON:

| | | | |
|-----------------------|------------------------|-------------|--------|
| Sales Most Comparable | 648-8; 674-7,-8; 673-9 | | |
| | 5,520 s.f. @ \$ 5.90 | \$ 32,568 ✓ | 32,600 |

INCOME APPROACH:

| Units | Actual | Fair | Total Monthly |
|-------|--------|------|---------------|
| | \$ | \$ | \$ |

| | |
|--------------|--------------|
| LAND | \$ 30,000 |
| IMPROVEMENTS | <u>2,500</u> |

MARKET VALUE OF PROPERTY \$ 32,500



OCTAVIA STREET



APPRAISAL

4-17

OWNER: Yumiko Hojo et al
PROPERTY ADDRESS: 1600-1610 Sutter Street

PARCEL NO. 674-2A
DATE ACQ: 1-31-56

OWNER'S ADDRESS: c/o Ginji Oino
12 Jordan
ZONING: R-5
PRESENT USE: Apt. & Com.

IRS: \$115.50
CONSID: N.S.
BEST USE: Same

ASSESSED VALUE: Land \$ 5,120.00
Imps. 27,500.00
\$ 32,620.00

TAXES: \$ 2,710.72

LAND: DIMENSION 73.92 x 90 = 6,653 s.f. ✓

IMPROVEMENTS: Condition Good Effective Age 25

4 st. brick apt. house with central steam heat, elevator and 2 stores. The building contains 53 rooms and 22 baths. It is used as 20 apts. and 5 single rooms. It was designed as 13-3 rm. and 7-2 rm. units.

SUMMATION APPROACH:

Rounded to

| | | | |
|--------------|----------------------|----------------|-----------|
| Land | 6,653 s.f. @ \$5.85+ | \$ 39,000 | |
| Improvements | 18,812 s.f. @ 6.00 | 112,872 | |
| | | <u>151,872</u> | \$151,900 |

MARKET COMPARISON:

Sales Most Comparable 651-3D; 650-21; 683-32
6,653 s.f. @ \$ 23.00 \$ 153,019 ✓ 153,000

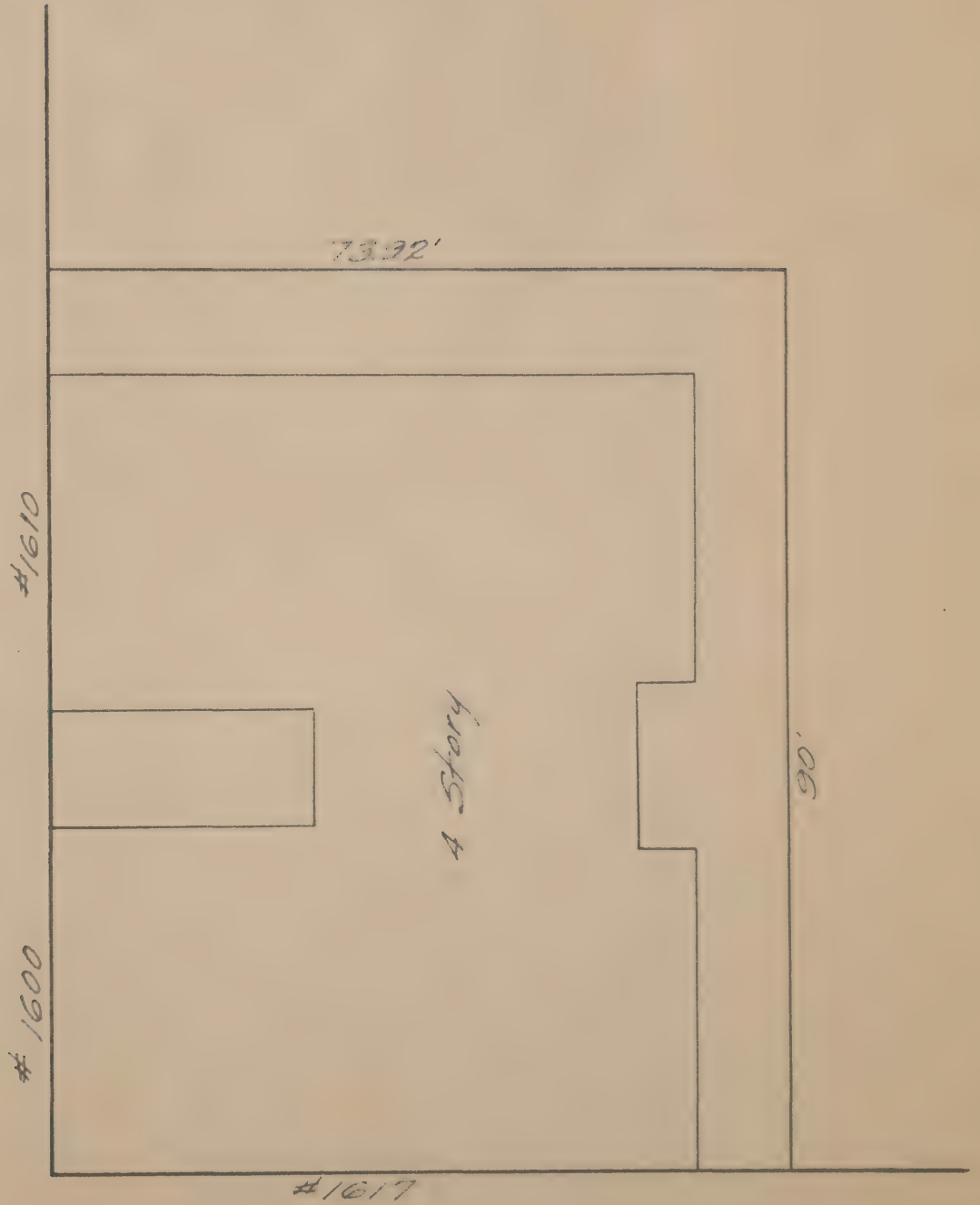
INCOME APPROACH:

| Units | Actual | Fair | Total Monthly | |
|-----------------|--------|------|-------------------|---------|
| | \$ | \$ | \$ | |
| Store (L) | 150 | 150 | 150 | |
| Store (L) | 50 | 50 | 50 | |
| 13-3 rm. (ave.) | 83 | 80 | 1,040 | |
| 7-2 rm. | 60 | 60 | 420 | |
| | | | <u>1,660</u> x 90 | 149,400 |

| | |
|--------------|----------------|
| LAND | \$ 39,000 |
| IMPROVEMENTS | <u>111,000</u> |

MARKET VALUE OF PROPERTY \$ 150,000

SUTTER STREET



OCTAVIA STREET



APPRAISAL

4-2

OWNER: Herman G. Gravitch et al
 PROPERTY ADDRESS: 1646 Sutter (3A)
 10' driveway - Bush St. (18)
 OWNER'S ADDRESS: c/o Fred Levinson - Russ Bldg.
 ZONING: R-5
 PRESENT USE: Apt.
 PARCEL NO. 674-3A, -18
 DATE ACQ: 7-23-59
 IRS: \$123.20
 CONSID: NS
 BEST USE: Same

ASSESSED VALUE: Land \$ 3,430.00
 Imps. 22,500.00
 \$ 25,930.00

TAXES: \$ 2,226.26

LAND: DIMENSION 47.25 x 137.5 = 7,872 s.f.
 10 x 137.5

IMPROVEMENTS: Condition Good Effective Age 25

3 st. fr. bldg. with partial bsmt. The bsmt. contains garages and storage while the rest of the bldg. incl. 24-2 rm. apts. The bldg. has w/w carpet, steam heat and elevator.

SUMMATION APPROACH:

Rounded to

| | | | |
|--------------|----------------------|----------|---|
| Land | 6,497 s.f. @ \$5.50± | \$35,700 | ✓ |
| Improvements | 1,375 s.f. @ 1.00± | 1,300 | |
| | 16,247 s.f. @ 6.25 | 101,544 | |
| | | 138,544 | ✓ |

\$138,500

MARKET COMPARISON:

Sales Most Comparable 651-3D; 650-21; 683-32

7,872 s.f. @ \$ 18.00 \$ 141,696 141,700

INCOME APPROACH:

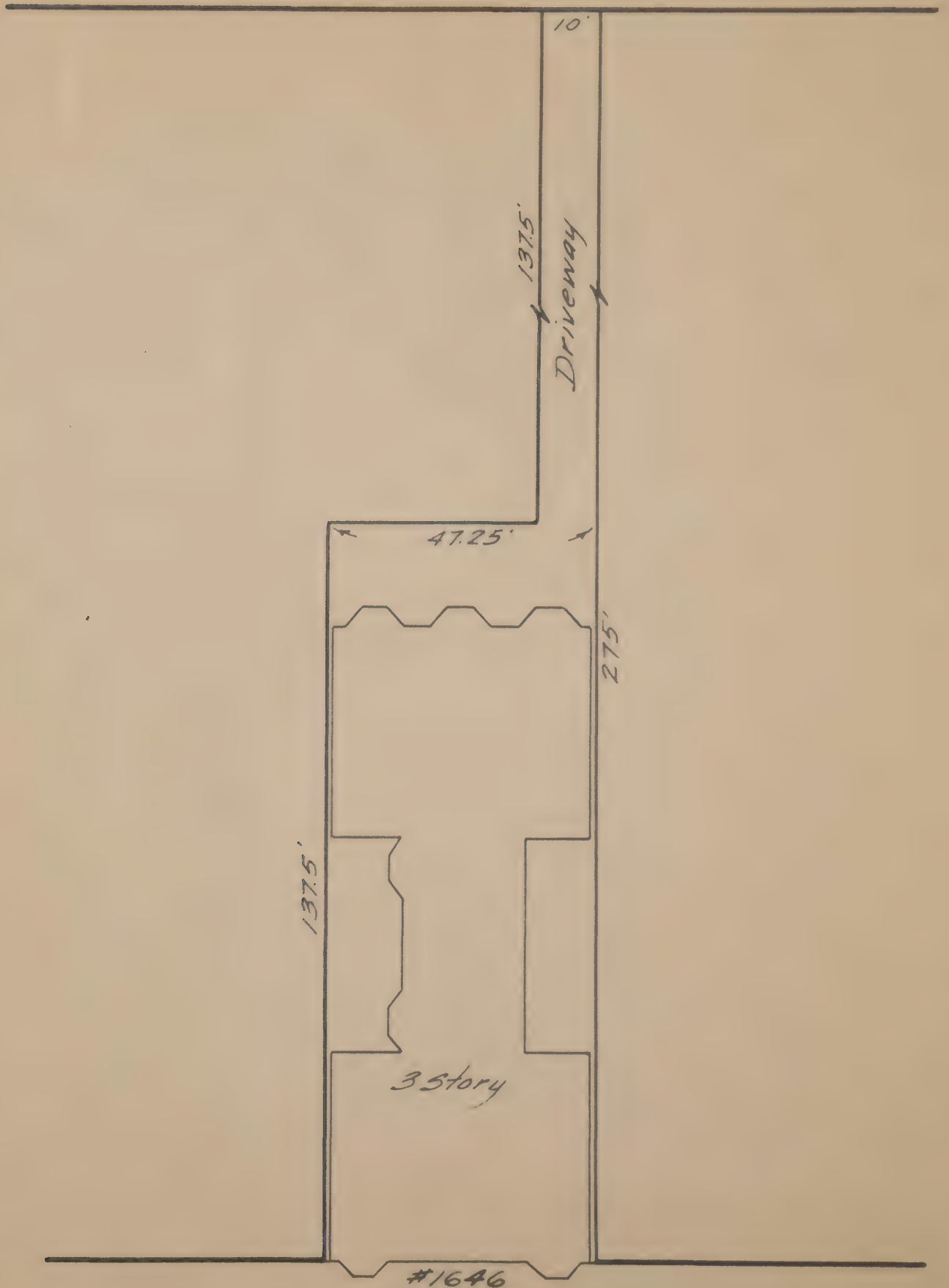
| Units | Actual | Fair | Total Monthly |
|----------|--------|------|---------------|
| | \$ | \$ | \$ |
| 24-2 rm. | 90 | | 75 |
| | | | 1,800 x 80 |
| | | | 144,000 ✓ |

LAND \$ 37,000
 IMPROVEMENTS 103,000

MARKET VALUE OF PROPERTY \$ 140,000

BUSH

STREET



SUTTER

STREET



APPRAISAL

4-15

OWNER: Michael I. Barry et al
PROPERTY ADDRESS: Vacant - Sutter Street

PARCEL NO. 674-4
DATE ACQ: 12-7-61

OWNER'S ADDRESS: 2287 - 27th Avenue

IRS: See Below

ZONING: R-5

PRESENT USE: Vacant

CONSID: NS
BEST USE: Apts.

ASSESSED VALUE: Land \$ 3,810.00
Imps. -
\$ 3,810.00

TAXES: \$ 316.32

LAND: DIMENSION 60.5 x 137.5 = 8,319 s.f.

IMPROVEMENTS: Condition

Effective Age +

Cleared for new improvement

SUMMATION APPROACH:

Rounded to

| | | | |
|--------------|----------------------|----|----------|
| Land | 8,319 s.f. @ \$5.53± | \$ | 46,000 ✓ |
| Improvements | | | |

MARKET COMPARISON:

| | | | |
|-----------------------|----------------------|-------------|--------|
| Sales Most Comparable | 673-9; 648-8 | | |
| | 8,319 s.f. @ \$ 5.60 | \$ 46,586 ✓ | 46,600 |

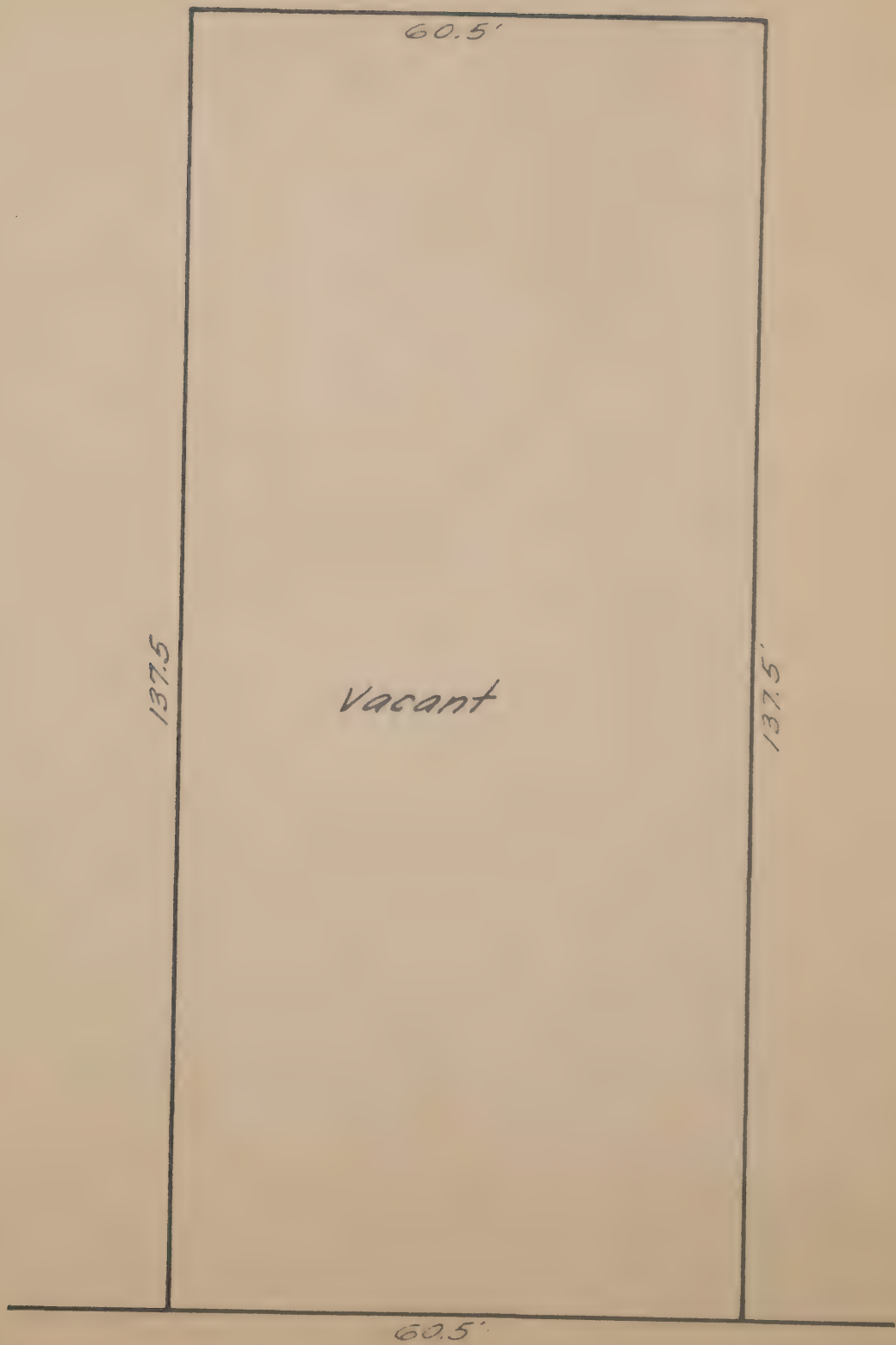
INCOME APPROACH:

| <u>Units</u> | <u>Actual</u> | <u>Fair</u> | <u>Total Monthly</u> |
|--------------|---------------|-------------|----------------------|
| \$ | \$ | \$ | \$ |

This property was acquired by G. L. Antipa in May 1960 for an indicated price of \$45,000. The old improvements were removed and the property, together with 674-15 & 16 was transferred to Barry for \$119,000 (according to Barry). Antipa accepted a 2nd Deed of Trust for \$104,000. Barry then transferred the property to a development partnership for a reported price of \$72,000 and obtained a construction loan.

| | |
|--------------|-----------|
| LAND | \$ 46,000 |
| IMPROVEMENTS | - |

MARKET VALUE OF PROPERTY \$ 46,000



SUTTER STREET



APPRAISAL

4-4

OWNER: Fanny Kingsland Bergmans et al
PROPERTY ADDRESS: 1668 Sutter Street

PARCEL NO. 674-5
DATE ACQ: 5-29-61

OWNER'S ADDRESS: 1668 Sutter Street

IRS: No
CONSID: Family deal
BEST USE: Apts.

ZONING: R-5 PRESENT USE: Res.

ASSESSED VALUE: Land \$ 1,730.00
 Imps. 500.00
 \$ 2,230.00

TAXES: m\$ 185.32

LAND: DIMENSION 27.5 x 137.5 = 3,781 s.f.

IMPROVEMENTS: Condition Poor Effective Age 70

High basement 1 st. fr. res. The owner refused entry.

SUMMATION APPROACH:

Rounded to

| | | | |
|--------------|----------------------|-------------|--------|
| Land | 3,781 s.f. @ \$5.55± | \$ 21,000 ✓ | |
| Improvements | Nominal | <u>500</u> | 21,500 |

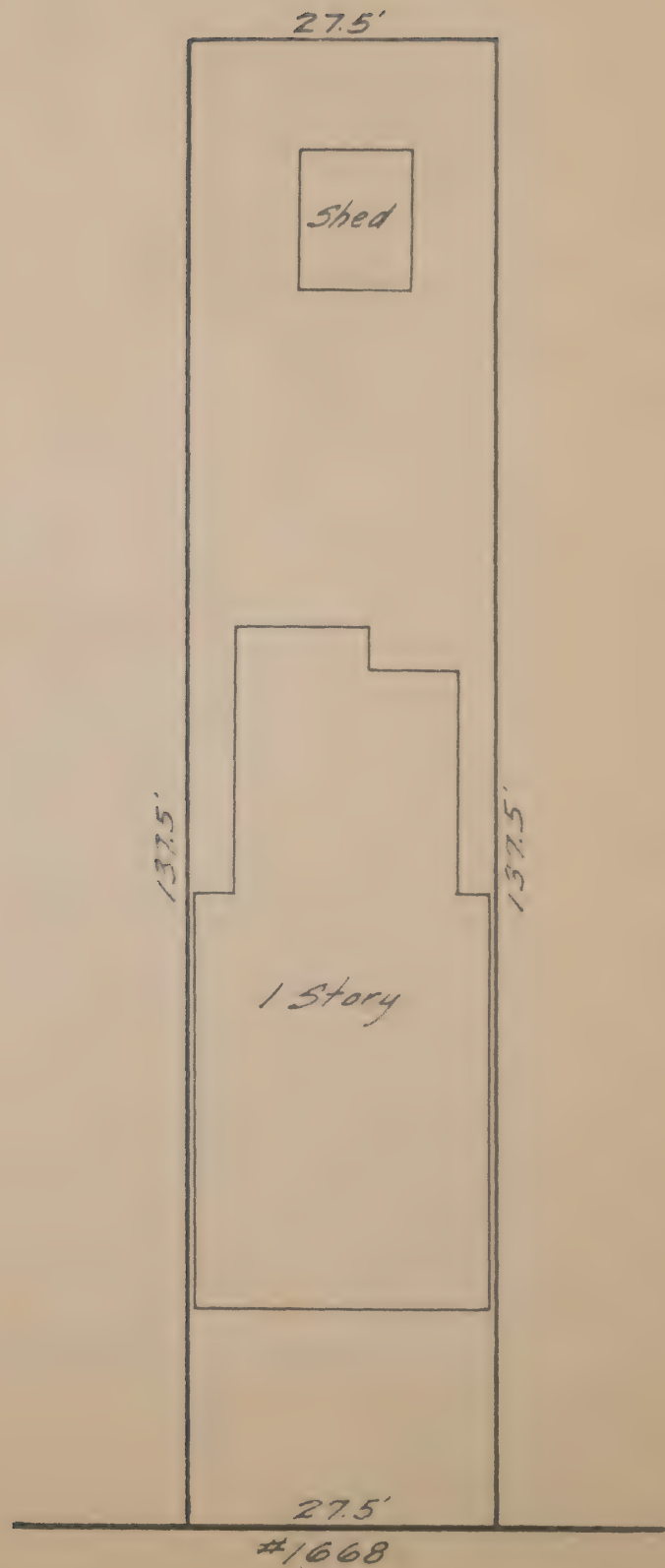
MARKET COMPARISON:

| | | | |
|-----------------------|------------------------------|-------------|--------|
| Sales Most Comparable | 648-7; 674-7,-8 (Land sales) | | |
| 3,781 s.f. @ \$ | 5.60 | \$ 21,174 ✓ | 21,200 |

INCOME APPROACH:

| Units | Actual | Fair | Total Monthly |
|-------|--------|------|---------------|
| | \$ | \$ | \$ |

| | |
|--------------------------|------------|
| LAND | \$ 21,000 |
| IMPROVEMENTS | <u>500</u> |
| MARKET VALUE OF PROPERTY | \$ 21,500 |



SUTTER STREET



APPRAISAL

4-13

OWNER: Cirilo S. Ramos et ux
PROPERTY ADDRESS: 1674 Sutter Street

PARCEL NO. 674-6
DATE ACQ: 6-16-42

OWNER'S ADDRESS: 1674 Sutter Street

IRS: \$2.75
CONSID: NS
BEST USE: Apt.

ZONING: R-5 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,730.00
Impr. 1,500.00
\$ 3,230.00

TAXES: \$ 268.42

LAND: DIMENSION 27.5 x 137.5 = 3,781 s.f. ✓

IMPROVEMENTS: Condition Fair Effective Age 70 ±

High basement, 2 st. fr. and stucco bldg. with storage in the basement a 5 rm. flat on main flr., 2-2 rm. and 2-sleeping rms. on 2nd flr.

SUMMATION APPROACH:

Rounded to

| | | | |
|--------------|----------------------|---------------|----------|
| Land | 3,781 s.f. @ \$5.55± | \$ 21,000 ✓ | |
| Improvements | 4,033 s.f. @ 1.00 | 4,033 ✓ | |
| | | <u>25,033</u> | \$25,000 |

MARKET COMPARISON:

Sales Most Comparable 686-14; 664-25
3,781 s.f. @ \$ 6.25

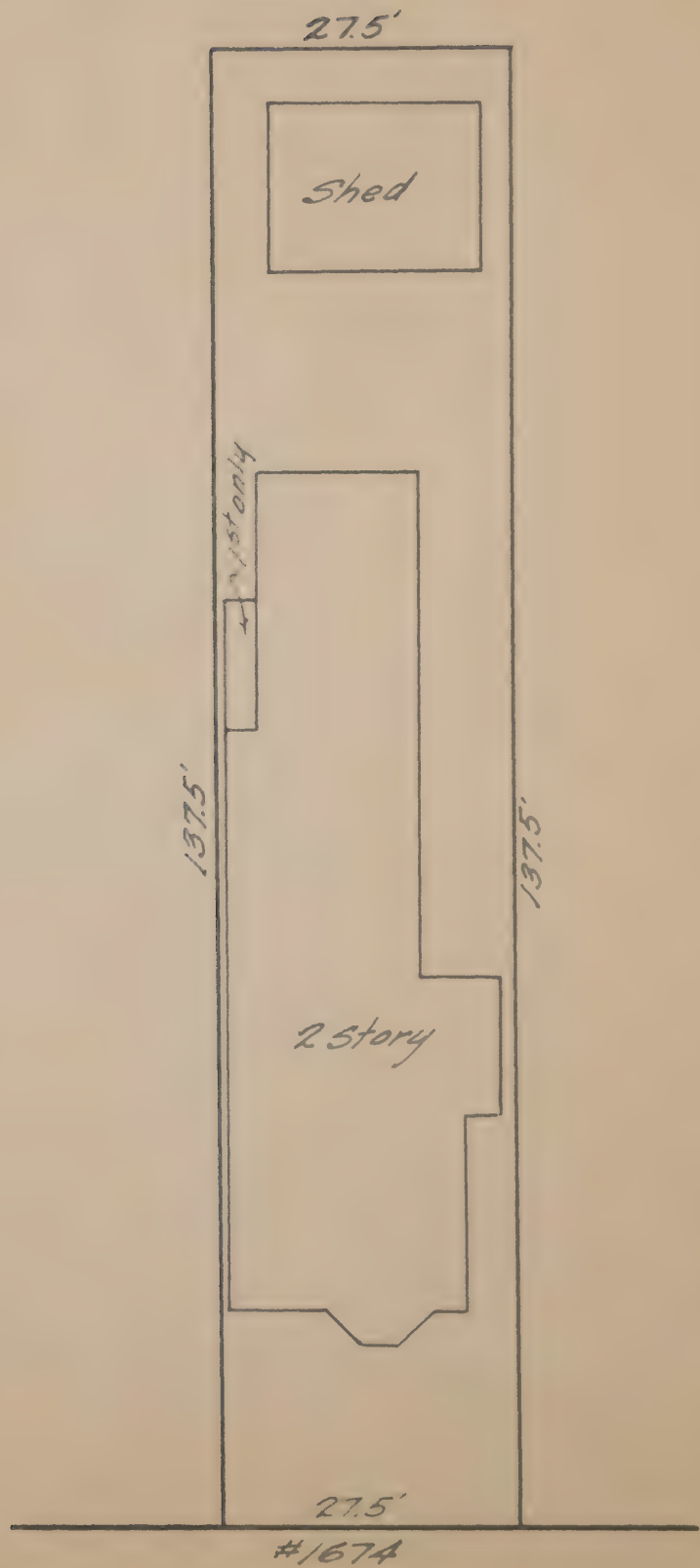
\$ 23,631 ✓ 23,600

INCOME APPROACH:

| Units | Actual | Fair | Total Monthly | |
|---------|--------|------|------------------|--------|
| | \$ | \$ | \$ | |
| 1-5 rm. | Owner | | 75 | |
| 1-2 rm. | 52.50 | | 55 | |
| 1-2 rm. | 55 | | 55 | |
| 2-S.R. | 30 | | 55 | |
| | | | <u>240</u> x 100 | 24,000 |

LAND \$ 21,000
IMPROVEMENTS 3,000

MARKET VALUE OF PROPERTY \$ 24,000



SUTTER STREET



APPRAISAL

4-12

OWNER: Norman's Development Corporation
 PROPERTY ADDRESS: Vacant - Sutter Street

PARCEL NO. 674-7,-8
 DATE ACQ: 11-3-61

OWNER'S ADDRESS: Unknown

IRS: No
 CONSID: See below
 BEST USE: Apts.

ZONING: R-4 PRESENT USE: Vacant

ASSESSED VALUE: Land \$ 3,240.00
 Impe. 3,600.00
 \$ 6,840.00

TAXES: \$ 538.40

LAND: DIMENSION 27.5 x 112.5 {7} = 6,188 ✓ s.f.
 27.5 x 112.5 {8}

IMPROVEMENTS: Condition Vacant Effective Age +

SUMMATION APPROACH:

Rounded to

| | | | |
|--------------|----------------------|----|----------|
| Land | 6,188 s.f. @ \$5.49± | \$ | 34,000 ✓ |
| Improvements | | | |

MARKET COMPARISON:

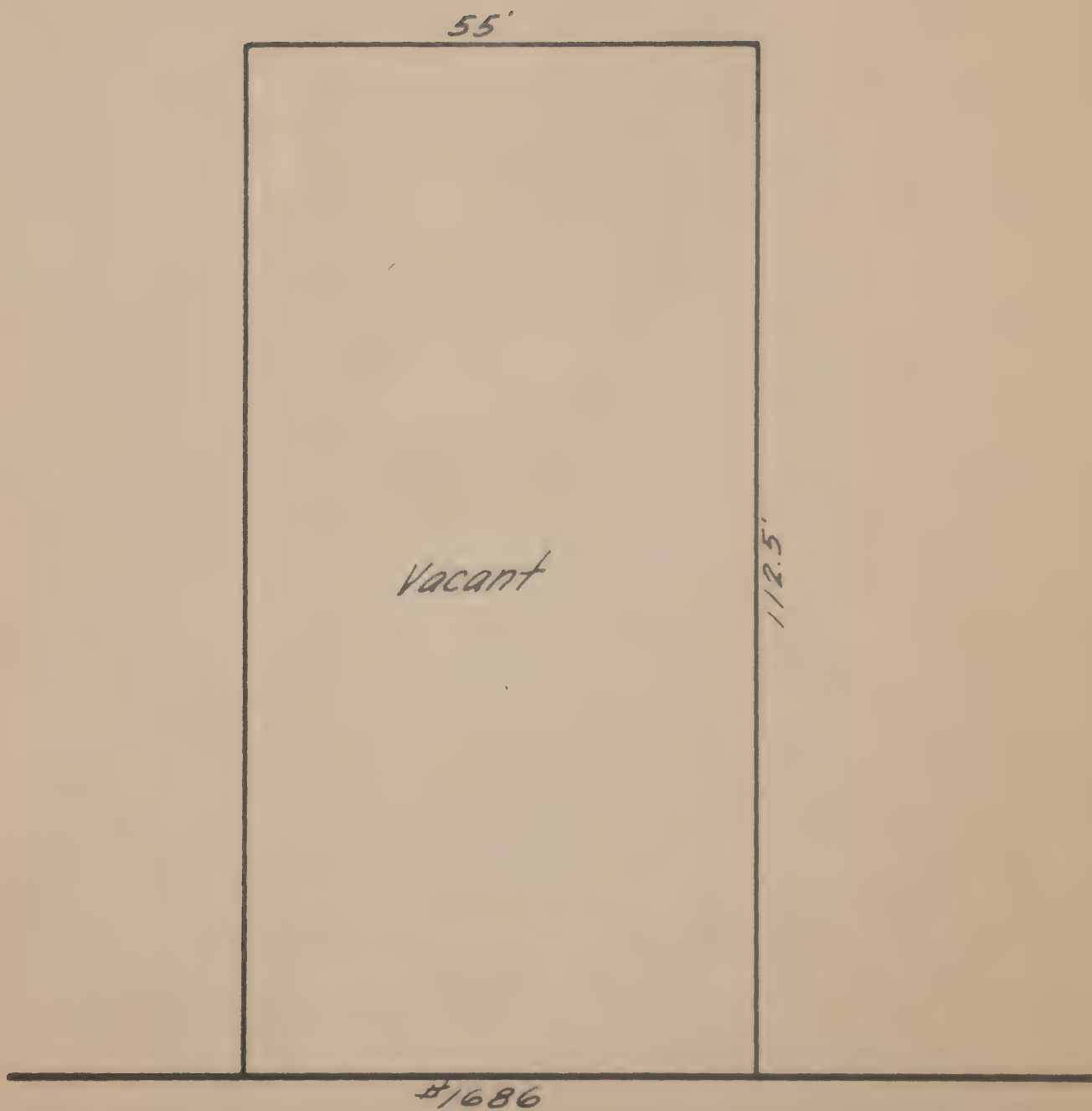
| | | | |
|-----------------------|----------------|-------------|--------|
| Sales Most Comparable | 675-10; 650-10 | | |
| 6,188 | s.f. @ \$ 5.50 | \$ 34,034 ✓ | 34,000 |

INCOME APPROACH:

| <u>Units</u> | <u>Actual</u> | <u>Fair</u> | <u>Total Monthly</u> |
|--------------|---------------|-------------|----------------------|
| | \$ | \$ | \$ |

These parcels were acquired separately by Norman Impelman for \$15,000 each last year. The old improvements were removed at a total cost of \$4,000.

| | |
|-----------------------------|-----------|
| LAND | \$ 34,000 |
| IMPROVEMENTS | - |
| MARKET VALUE OF PROPERTY \$ | 34,000 |



SUTTER STREET



APPRAISAL

4-11

OWNER: Yoshimi Hiura et al
 PROPERTY ADDRESS: 1700-18 Laguna St.
 1694-98 Sutter
 OWNER'S ADDRESS: 1694 Sutter Street

PARCEL NO. 674-9
 DATE ACQ: 6-13-40

ZONING: R-4
 PRESENT USE: Com. & Apts.
 IRS: No
 CONSID: NS
 BEST USE: Same

ASSESSED VALUE: Land \$ 2,410.00
 Imps. 3,700.00
 \$ 6,110.00

TAXES: \$ 507.74

LAND: DIMENSION 27.5 x 112.5 = 3,094 s.f. ✓

IMPROVEMENTS: Condition Fair-to-poor Effective Age 70
 Corner - 3 st. fr. bldg. with asbestos shingle exterior, 4 stores
 on main flr. and a 5 rm. flat on ea. of the upper flrs.
 Used as single rm. rentals.
 Side Street - 3 st. fr. bldg. with asbestos shingle front,
 containing 3-4 rm. flats.

SUMMATION APPROACH:

Rounded to

| | | | |
|------------------------------|----------------------|---------------|----------|
| Land | 3,094 s.f. @ \$5.50± | \$ 17,000 ✓ | |
| Improvements | | | |
| Corner - 5,764 s.f. @ \$3.50 | \$20,174 ✓ | | |
| Side - 2,737 s.f. @ 3.00 | <u>8,211</u> ✓ | | |
| | | 28,385 | |
| | | <u>45,385</u> | \$45,400 |

MARKET COMPARISON:

| | | | |
|-----------------------|-------------------------|-------------|--------|
| Sales Most Comparable | 681-10; 660-37; 687-17A | | |
| 3,094 s.f. @ \$ | 14.50 | \$ 44,863 ✓ | 44,900 |

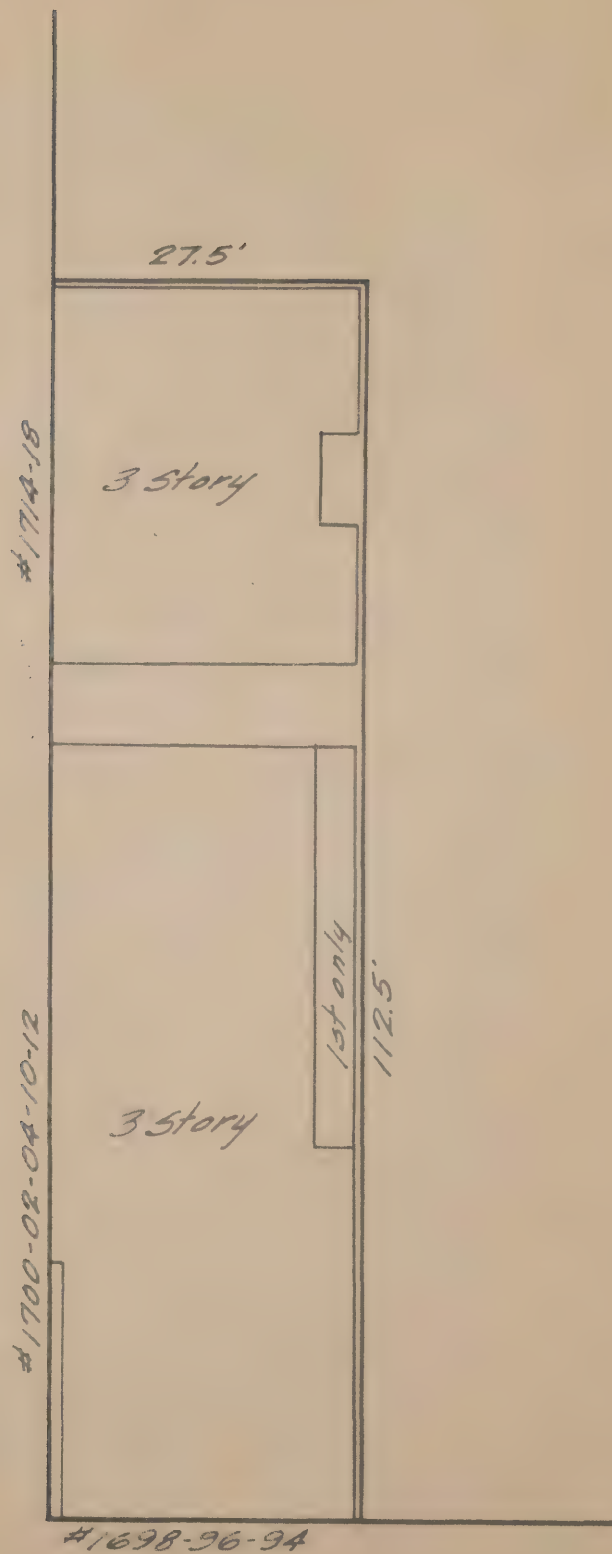
INCOME APPROACH:

| Units | Actual | Fair | Total Monthly |
|----------|--------|------------|-------------------|
| | \$ | \$ | \$ |
| Corner | | | |
| 3 stores | 60 | 60 | 180 |
| 1 store | 82 | | 100 |
| 10 S.R. | 20 | 2 flats 60 | 120 |
| Rear | | | |
| 3-4 rm. | 40 | 50 | 150 ✓ |
| | | | <u>550</u> x 85 = |
| | | | 46,750 |
| | | | 46,800 |

| | |
|--------------|---------------|
| LAND | \$ 17,000 |
| IMPROVEMENTS | <u>28,000</u> |

MARKET VALUE OF PROPERTY \$ 45,000

LAGUNA STREET



SUTTER STREET



APPRAISAL

4-10

OWNER: Laurie Shaffi
PROPERTY ADDRESS: 1730 Laguna Street

PARCEL NO. 674-10
DATE ACQ: 6-12-61

OWNER'S ADDRESS: Unknown

IRS: \$12.00
CONSID: Foreclosure
BEST USE: Apts.

ZONING: R-4 PRESENT USE: 2 flats

ASSESSED VALUE: Land \$ 930.00
Imps. 1,500.00
\$ 2,430.00

TAXES: \$ 201.94

LAND: DIMENSION 25 x 82.5 = 2,063 ✓

s.f.

IMPROVEMENTS: Condition Poor

Effective Age 70

High basement 2 st. fr. bldg. with garage in basement and
2-5 rm. apts. upstairs.

SUMMATION APPROACH:

Rounded to

| | | | |
|--------------|----------------------|-----------|----------|
| Land | 2,063 s.f. @ \$4.84+ | \$ 10,000 | |
| Improvements | 3,172 s.f. @ 2.50 | 7,930 ✓ | |
| | | 17,930 ✓ | \$17,900 |

MARKET COMPARISON:

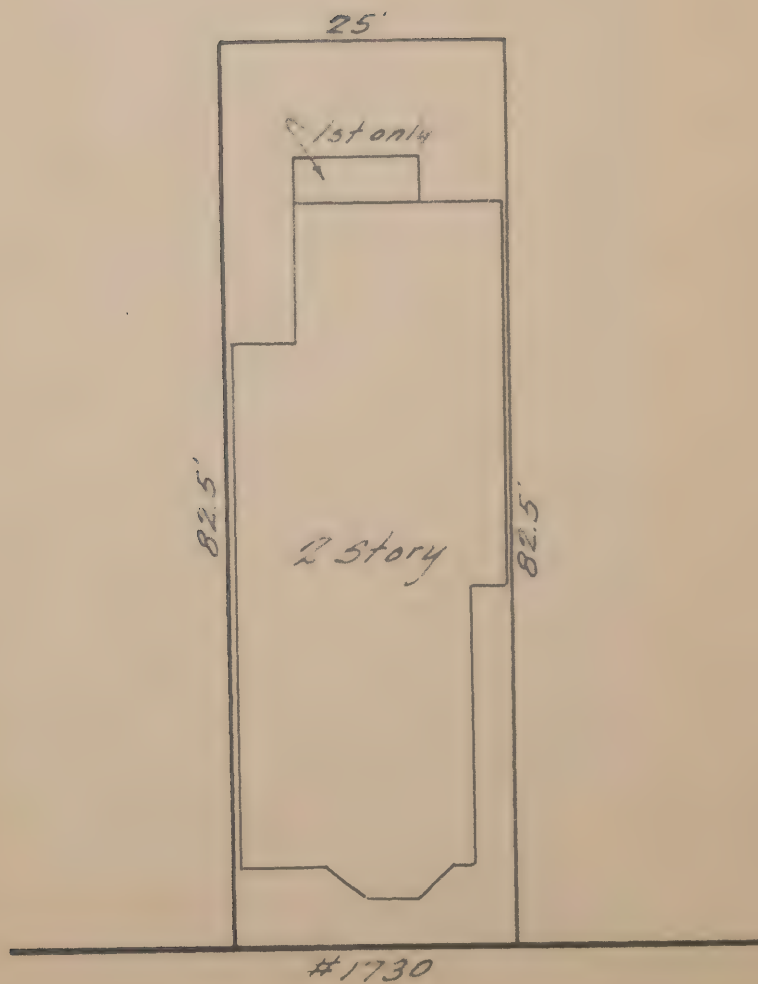
| | | | |
|-----------------------|------------------------|-------------|--------|
| Sales Most Comparable | 652-18; 660-30; 675-24 | | |
| 2,063 | s.f. @ \$ 9.00 | \$ 18,567 ✓ | 18,600 |

INCOME APPROACH:

| Units | Actual | Fair | Total Monthly |
|---------|--------|------|---------------|
| | \$ | \$ | \$ |
| 2-5 rm. | 80 | | 160 x 110 |
| | | | 17,600 ✓ |

| | |
|--------------|-----------|
| LAND | \$ 10,000 |
| IMPROVEMENTS | 8,000 |

MARKET VALUE OF PROPERTY \$ 18,000



LAGUNA STREET



APPRAISAL

OWNER: Benjamin Chow Quon et al
PROPERTY ADDRESS: 1734-38 Laguna Street

PARCEL NO. 674-11
DATE ACQ: 2-9-46

OWNER'S ADDRESS: 1734 Laguna Street

IRS: \$7.70
CONSID: NS
BEST USE: Same

ZONING: R-3 PRESENT USE: 3 flats

ASSESSED VALUE: Land \$ 840.00
Imps. 2,600.00
\$ 3,440.00

TAXES: \$ 285.86

LAND: DIMENSION 28 x 55 = 1,540 ✓

s.f.

IMPROVEMENTS: Condition Fair

Effective Age 60

High basement 3 st. fr. bldg. with garage in basement and 3-5 rm. flats upstairs.

SUMMATION APPROACH:

Rounded to

Land 1,540 s.f. @ \$4.87+
Improvements 4,521 s.f. @ 3.00

\$ 7,500
13,563
21,063

\$21,100

MARKET COMPARISON:

Sales Most Comparable 687-25; 681-10; 687-17A
1,540 s.f. @ \$ 14.00

\$ 21,560 ✓

21,600

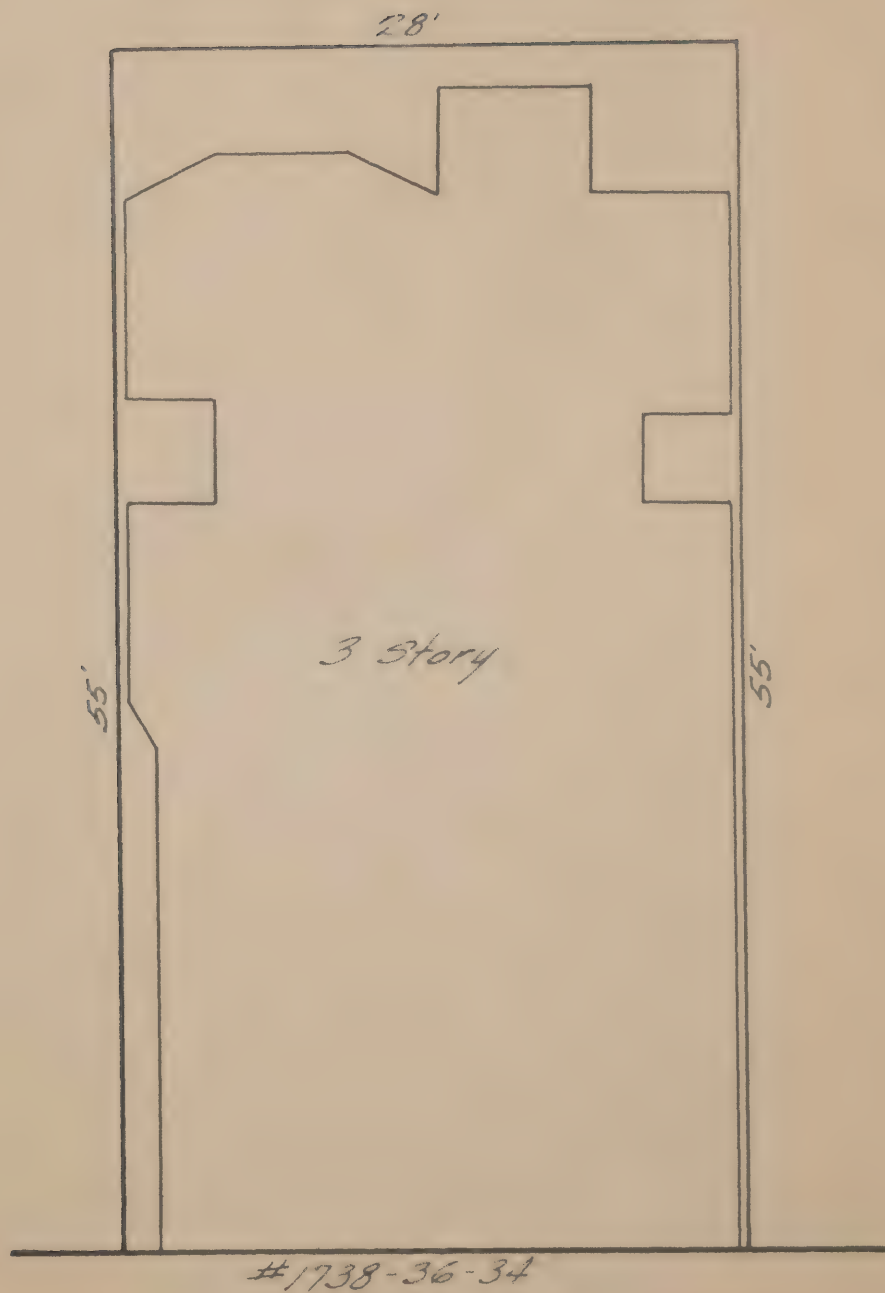
INCOME APPROACH:

| Units | Actual | Fair | Total Monthly |
|---------|--------|------|---------------|
| | \$ | \$ | \$ |
| 2-flats | Owner | 75 | 150 |
| 1 flat | 55 | | 70 |
| | | | 220 x 95 |

20,900 ✓

LAND \$ 7,500
IMPROVEMENTS 13,500

MARKET VALUE OF PROPERTY \$ 21,000



LAGUNA STREET



APPRAISAL

4-8

OWNER: Wong Yee Shee
 PROPERTY ADDRESS: 1740-44 Laguna Street

PARCEL NO. 674-11A
 DATE ACQ: 11-15-48

OWNER'S ADDRESS: 6437 Geary Blvd.

IRS: \$15.40
 CONSID: NS
 BEST USE: Same

ZONING: R-3 PRESENT USE: 3 flats

ASSESSED VALUE: Land \$ 840.00
 Imps. 2,400.00
 \$ 3,240.00

TAXES: \$ 267.24

LAND: DIMENSION 28 x 55 = 1,540

s. f.

IMPROVEMENTS: Condition Fair

Effective Age 60 ±

High basement 3 st. fr. bldg. with storage in basement and 3-5 rm. flats upstairs.

SUMMATION APPROACH:

Rounded to

Land 1,540 s.f. @ \$4.87+
 Improvements 4,521 s.f. @ 3.00

\$ 7,500 ✓
 13,563 ✓
 21,063

\$21,100

MARKET COMPARISON:

Sales Most Comparable 687-25; 681-10; 687-17A
 1,540 s.f. @ \$ 14.00

\$ 21,560 ✓

21,600

INCOME APPROACH:

Units Actual
 3-5 rm. \$ 75

Fair
 \$

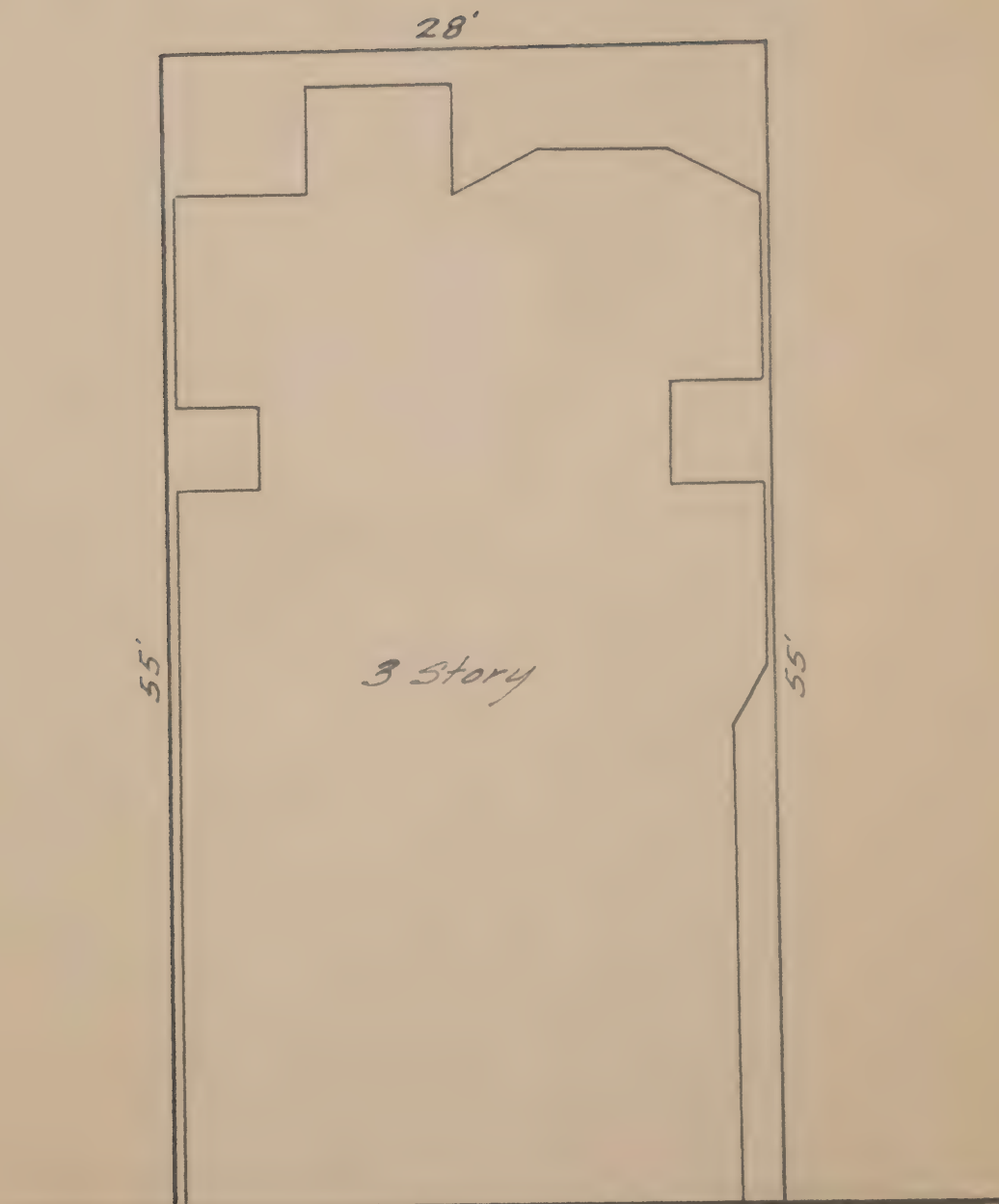
Total Monthly
 \$ 225 x 95 =
 21,375 ✓

21,400

LAND
 IMPROVEMENTS

\$ 7,500
 13,500

MARKET VALUE OF PROPERTY \$ 21,000



#1744-42-40

LAGUNA STREET



APPRAISAL

4-7

OWNER: Willard G. Thompson et ux
PROPERTY ADDRESS: 1899 Bush Street

PARCEL NO. 674-12
DATE ACQ: 5-21-59

OWNER'S ADDRESS: 250 N. 3rd St., San Jose

IRS: No
CONSID: NS
BEST USE: Apt.

ZONING: R-3 PRESENT USE: Warehouse

ASSESSED VALUE: Land \$ 2,850.00
Imps. 3,200.00
\$ 6,050.00

TAXES: \$ 502.76

LAND: DIMENSION 81.5 x 55 = 4,483 ✓

s. f.

IMPROVEMENTS: Condition Fair

Effective Age 40

One story brick warehouse.

SUMMATION APPROACH:

Rounded to

Land 4,483 s. f. @ \$5.58+
Improvements 4,483 s. f. @ 2.00

\$ 25,000
8,966
33,966

\$34,000

MARKET COMPARISON:

Sales Most Comparable 666-26/27
4,483 s. f. @ \$ 7.50

\$ 33,622 ✓

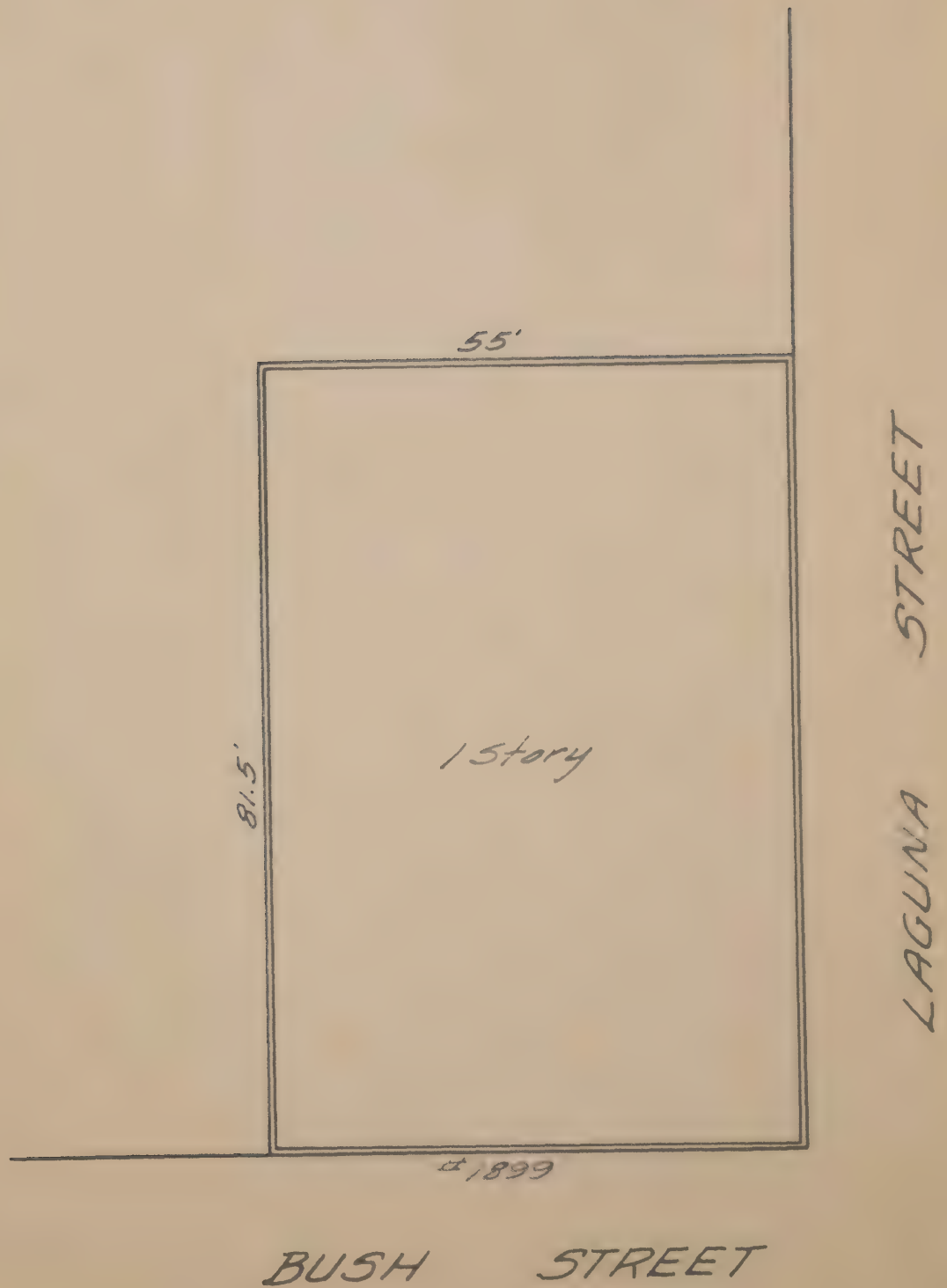
33,600

INCOME APPROACH:

| Units | Actual | Fair | Total Monthly |
|-------|--------|------|---------------|
| | \$ | \$ | \$ |
| Lease | 300 | | 300 x 120 |
| | | | 36,000 ✓ |

LAND \$ 25,000
IMPROVEMENTS 9,000

MARKET VALUE OF PROPERTY \$ 34,000





APPRAISAL

4-4

OWNER: Michael I. Barry et al
 PROPERTY ADDRESS: Vacant - Bush Street
 Parking Lot
 OWNER'S ADDRESS: 2287-27th Avenue

PARCEL NO. 674-15,-16
 DATE ACQ: 11-21-61

ZONING: R-3 PRESENT USE: Vacant

IRS: \$14.30
 CONSID: See below
 BEST USE: Apts.

ASSESSED VALUE: Land \$ 3,090.00
 Imps. 300.00
 \$ 3,390.00

TAXES: \$ 281.72

LAND: DIMENSION 31.25 x 137.5 (15) = 8,594 s.f.
 31.25 x 137.5 (16)

IMPROVEMENTS: Condition Vacant

Effective Age

±

SUMMATION APPROACH:

Rounded to

Land 8,594 s.f. @ \$5.12±
 Improvements

\$

\$44,000

MARKET COMPARISON:

Sales Most Comparable 648-6; 673-9
 s.f. @ \$

\$

INCOME APPROACH:

| Units | Actual | Fair | Total Monthly |
|-------|--------|------|---------------|
| | \$ | \$ | \$ |

This property was acquired by G. L. Antipa in May 1960 for an indicated price of \$65,000. The site was cleared and transferred to Barry in February 1961 together with 674-4, for a reported price of \$119,000. Antipa took a 2nd Trust Deed for \$104,000. Barry then transferred the property to present joint venture for a reported price of \$63,000.

LAND \$ 44,000
 IMPROVEMENTS -

MARKET VALUE OF PROPERTY \$ 44,000

62.5

Vacant

137.5

BUSH STREET



APPRAISAL

4-3

OWNER: Wilkins Estates Inc.
 PROPERTY ADDRESS: 1843-49 Bush Street
 OWNER'S ADDRESS: 1908 Divisadero Street
 ZONING: R-3 PRESENT USE: Flats

PARCEL NO. 674-17
 DATE ACQ: 7-15-53
 IRS: \$5.50
 CONSID: NS
 BEST USE: Same

ASSESSED VALUE: Land \$ 1,690.00
 Impe. 4,000.00
 \$ 5,690.00

TAXES: \$ 476.94

LAND: DIMENSION 37.5 x 137.5 = 5,156 ✓ s. f.

IMPROVEMENTS: Condition Fair Effective Age 60 =

3 st. fr. bldg. with a 7-rm. flat on each flr.

SUMMATION APPROACH:

Rounded to

Land 5,156 s.f. @ \$5.04+
 Improvements 7,711 s.f. @ \$1.00

\$ 26,000 ✓
 7,711 ✓
 33,711

\$33,700

MARKET COMPARISON:

Sales Most Comparable 672-12; 666-11; 685-19
 5,156 s.f. @ \$ 6.50

\$ 33,514 ✓

33,500

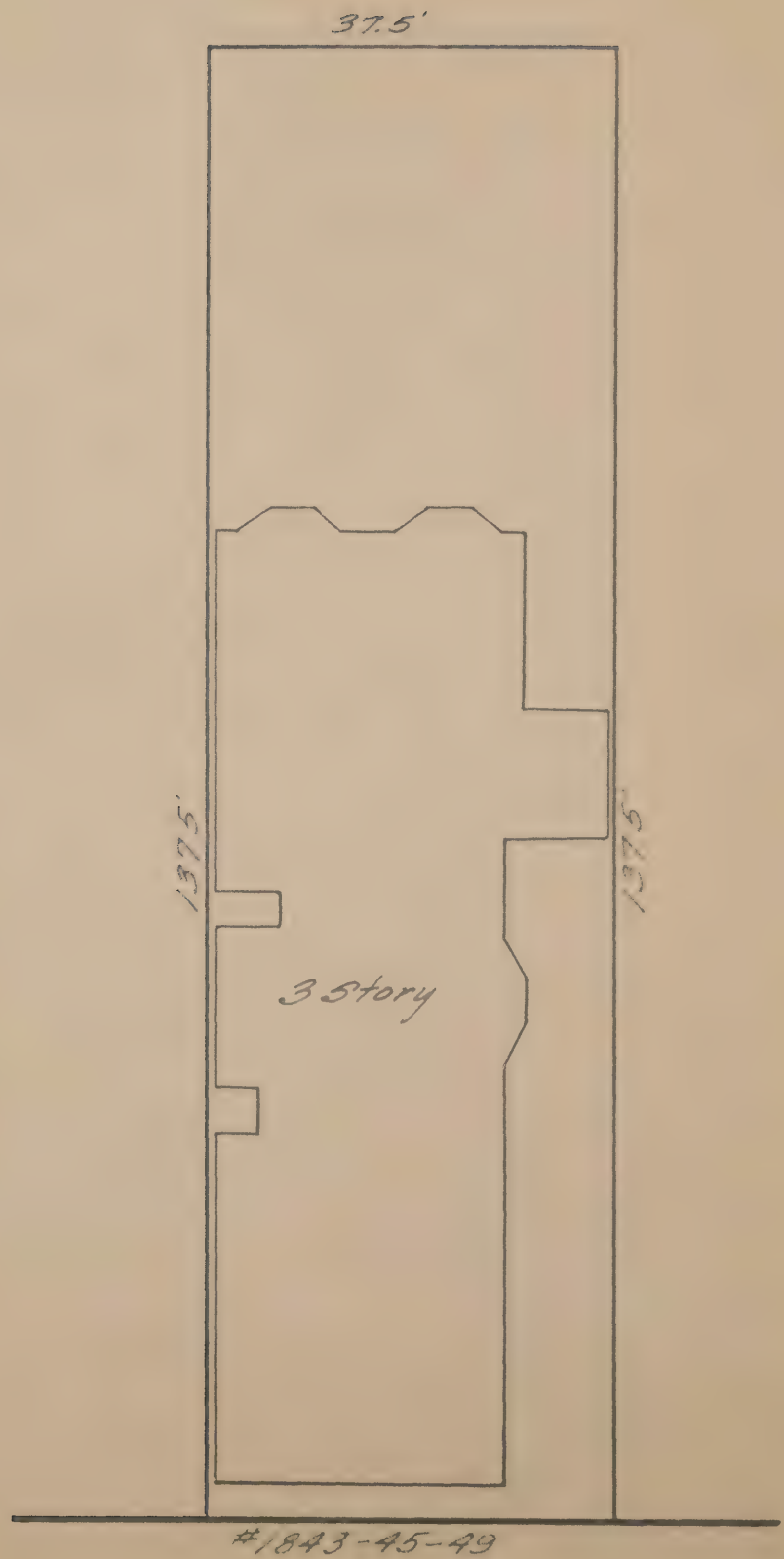
INCOME APPROACH:

| Units | Actual | Fair | Total Monthly |
|---------|--------|------|---------------|
| | \$ | \$ | \$ |
| 3-7 rm. | 110 | | 330 x 100 |

33,000 ✓

LAND \$ 26,000
 IMPROVEMENTS 7,500

MARKET VALUE OF PROPERTY \$ 33,500



BUSH STREET

3 2 0 0 0
2 8 0 0 0
1 0 0
3 0 0 0 0
7 5 0 0 0
3 0 0 0 0
7 6 5 0 0
6 5 0 0 0
2 6 0 0 0
5 5 0 0 0
3 2 0 0 0
5 3 5 0 0
1 9 0 0 0
1 5 2 0 0
1 4 0 0 0
1 3 5 0 0
1 4 0 0 0
5 5 0 0
5 5 0 0 -
1 5 5 0 0
1 8 5 0 0
1 8 0 0 0
2 1 0 0 0
4 4 0 0 0
1 7 0 0 0
1 6 5 0 0
3 8 5 0 0
1 8 0 0 0
7 8 5 8 0 0 *



BLOCK 675

| | NAME | LAND | IMPS. | TOTAL |
|---------|---------------------------|--------------|---------------|---------------|
| -1 | Ora D. Gordon | \$ 17,000 | \$ 15,000 | \$ 32,000 |
| -2,-3 | Konko-Kyo Church of S.F. | 21,000 | 7,000 | 28,000 |
| -2A | State of California | 100 | - | 100 |
| -4 | Kimi Nakahara | 15,500 | 14,500 | 30,000 |
| -5 | Haruo Imura | 47,500 | 27,500 | 75,000 |
| -6 | Shigeo Kinoshita | 13,500 | 16,500 | 30,000 |
| -7,-8 | Peggy Schwartz | 58,500 | 18,000 | 76,500 |
| -9,-10 | Edwin Chan | 57,000 | 8,000 | 65,000 |
| -11 | Burnett Forte | 12,000 | 14,000 | 26,000 |
| -12,-13 | Shigehiro Onodera et ux | 21,000 | 34,000 | 55,000 |
| -14 | Myrtle Porter | 16,000 | 16,000 | 32,000 |
| -15,-16 | Osamu Seiki et al | 26,000 | 27,500 | 53,500 |
| -17 | Fusaye Nakamoto | 14,000 | 5,000 | 19,000 |
| -18 | Jitsuzo Nakamoto | 14,000 | 1,200 | 15,200 |
| -19 | Kazue Togasaki | 11,500 | 2,500 | 14,000 |
| -20 | Tsuneko Watanabe | 11,000 | 2,500 | 13,500 |
| -21 | Nelson Williams | 11,000 | 3,000 | 14,000 |
| -22 | Taro Isoye et al | 13,000 | 2,500 | 15,500 |
| -23 | Tamotsu Sakai | 9,000 | 9,500 | 18,500 |
| -24 | Iye Izumi | 10,500 | 7,500 | 18,000 |
| -26 | Fred Toshio Morioka et al | 18,500 | 2,500 | 21,000 |
| -27 | Koji Murata | 31,000 | 13,000 | 44,000 |
| -28 | Chester D. Palmer | 17,000 | - | 17,000 |
| -29 | Koji Murata | 16,000 | 500 | 16,500 |
| -30,-31 | Konko-Kyo Church of S.F. | 27,000 | 11,500 | 38,500 |
| -32 | Thomas C. Hagins | <u>8,000</u> | <u>10,000</u> | <u>18,000</u> |
| | | \$516,600 | \$269,200 | \$785,800 |



APPRAISAL

25-1

OWNER: Ora D. Gordon
 PROPERTY ADDRESS: 1747-51 Laguna Street
 OWNER'S ADDRESS: 1751 Laguna Street
 ZONING: R-3

PARCEL NO: 675-1
 DATE ACQ: 8-23-50
 IRS: no
 CONSID: BEST USE: Same

ASSESSED VALUE: Land \$ 2,130.00
 Imps. 2,750.00
 \$ 4,880.00

TAXES: \$ 405.52

LAND: DIMENSION 37.5 x 87.5 = 3,281 s.f. ✓

IMPROVEMENTS: Condition Good

Effective Age 50

2 st. fr. structure with stores on 1st flr. and flat on 2nd flr.

SUMMATION APPROACH:

Rounded to

| | | | |
|-------------------|----------------------|---------------|----------|
| Land | 3,281 s.f. @ \$5.18± | \$ 17,000 ✓ | |
| Improvements | | | |
| 1st. (incl. fix.) | 2,699 s.f. @ \$3.25 | \$8,772 | |
| 2nd | 2,989 s.f. @ 2.00 | 5,978 ✓ | |
| | | 14,750 | |
| | | <u>31,750</u> | \$31,800 |

MARKET COMPARISON:

Sales Most Comparable 685-19; 684-12; 684-22
 3,281 s.f. @ \$ 9.75 \$ 31,989 ✓ 32,000

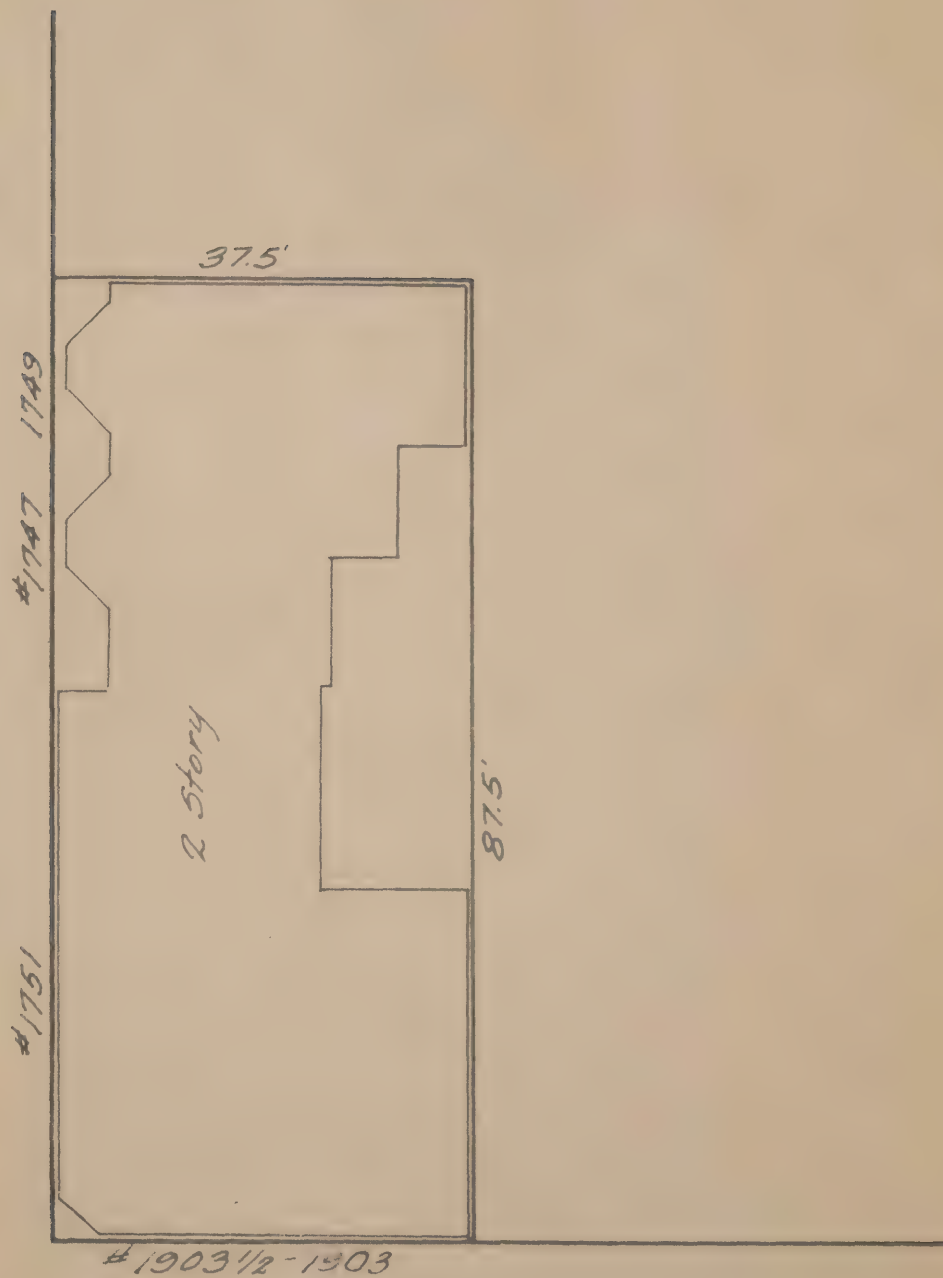
INCOME APPROACH:

| Units | Actual | Fair | Total Monthly |
|-------------|---------------|------|-------------------|
| | \$ | \$ | \$ |
| Grocery St. | 100 | | 100 |
| Cleaners | 50 | | 50 |
| 3 flats | | | |
| & \$75 ea. | Not available | | |
| | | | 225 |
| | | | <u>375</u> x 85 = |
| | | | 31,875 |
| | | | 31,900 |

| | |
|--------------|---------------|
| LAND | \$ 17,000 |
| IMPROVEMENTS | <u>15,000</u> |

MARKET VALUE OF PROPERTY \$ 32,000

LAGUNA STREET



BUSH STREET



APPRAISAL

5-3 ptu
675-2,-3
20, 71

OWNER: Konko-Kyo Church of San Francisco
PROPERTY ADDRESS: 1743-45 Laguna St. (2)
1735 Laguna St. (3)
OWNER'S ADDRESS: 1909 Bush Street

PARCEL NO. 675-2,-3
DATE ACQ: Various

IRS: no
CONSID: Apts.
BEST USE:

ZONING: R-3 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,920.00
Impts. 1,700.00
\$ 3,620.00

TAXES: \$ 300.82

LAND: DIMENSION 16.67 x 93.75 (2) = 4,479 s.f.
33.33 x 87.5 (3)

IMPROVEMENTS: Condition Fair-to-poor

Effective Age 50

2 st. fr. bldg. containing 3-2 st., 7 rm. flats

SUMMATION APPROACH:

Rounded to

| | | | |
|--------------|----------------------|---------------|----------|
| Land | 4,479 s.f. @ \$4.69+ | \$ 21,000 ✓ | |
| Improvements | 3,600 s.f. @ 1.50 | \$5,400 ✓ | |
| | 1,860 s.f. @ 1.00 | <u>1,860.</u> | |
| | | 7,260 | |
| | | <u>28,260</u> | \$28,300 |

MARKET COMPARISON:

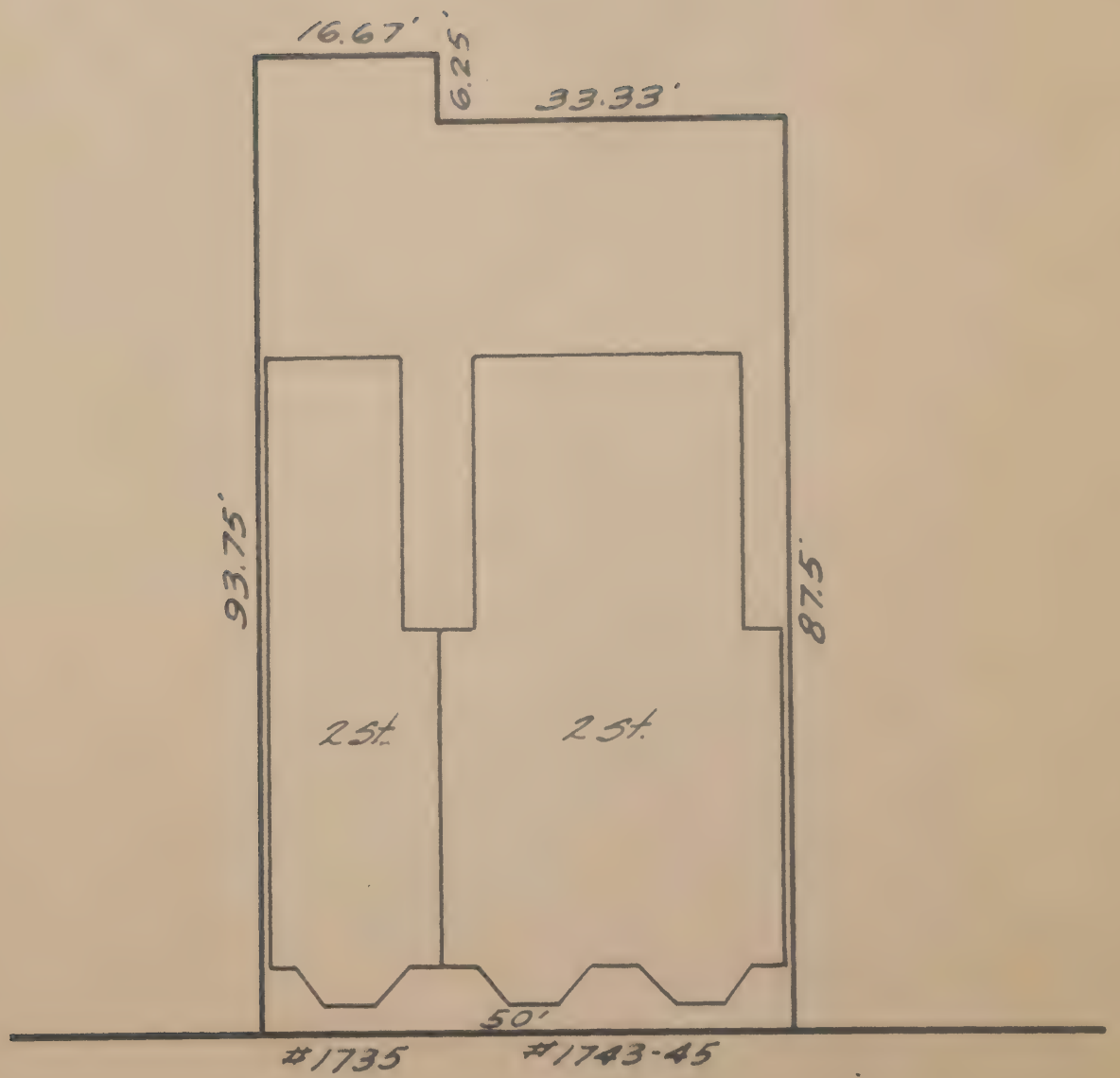
| | | | |
|-----------------------|-----------|--------|--|
| Sales Most Comparable | | | |
| 4,479 s.f. @ \$ 6.25 | \$ 27,994 | 28,000 | |

INCOME APPROACH:

| Units | Actual | Fair | Total Monthly | |
|--------|--------|------|--------------------|--------|
| | \$ | \$ | \$ | |
| 7 rms. | 90 | | 85 | |
| 7 rms. | 80 | | 85 | |
| 7 rms. | 75 | | 85 | |
| | | | <u>255</u> x 110 = | |
| | | | 28,050 ✓ | 28,100 |

| | |
|--------------|--------------|
| LAND | \$ 21,000 |
| IMPROVEMENTS | <u>7,000</u> |

MARKET VALUE OF PROPERTY \$ 28,000



LAGUNA STREET

APPRAISAL

5-26

OWNER: State of California (tax deed)
 PROPERTY ADDRESS: Behind 1743-45 Laguna St.

PARCEL NO. 675-2A
 DATE ACQ: 7-1-55

OWNER'S ADDRESS:

IRS: no
 CONSID: Plottage
 BEST USE:

ZONING: R-3 PRESENT USE: Vacant

ASSESSED VALUE: Land \$ none
 Imps. -
 \$ none

TAXES: \$

LAND: DIMENSION 6.25 x 33.3 = 208 s.f. ✓ s.f.

IMPROVEMENTS: Condition Vacant Effective Age

A landlocked parcel of no man's land that has been sold for delinquent taxes.

SUMMATION APPROACH:

Rounded to

Land
 Improvements

\$

MARKET COMPARISON:

Sales Most Comparable

s. f. @ \$

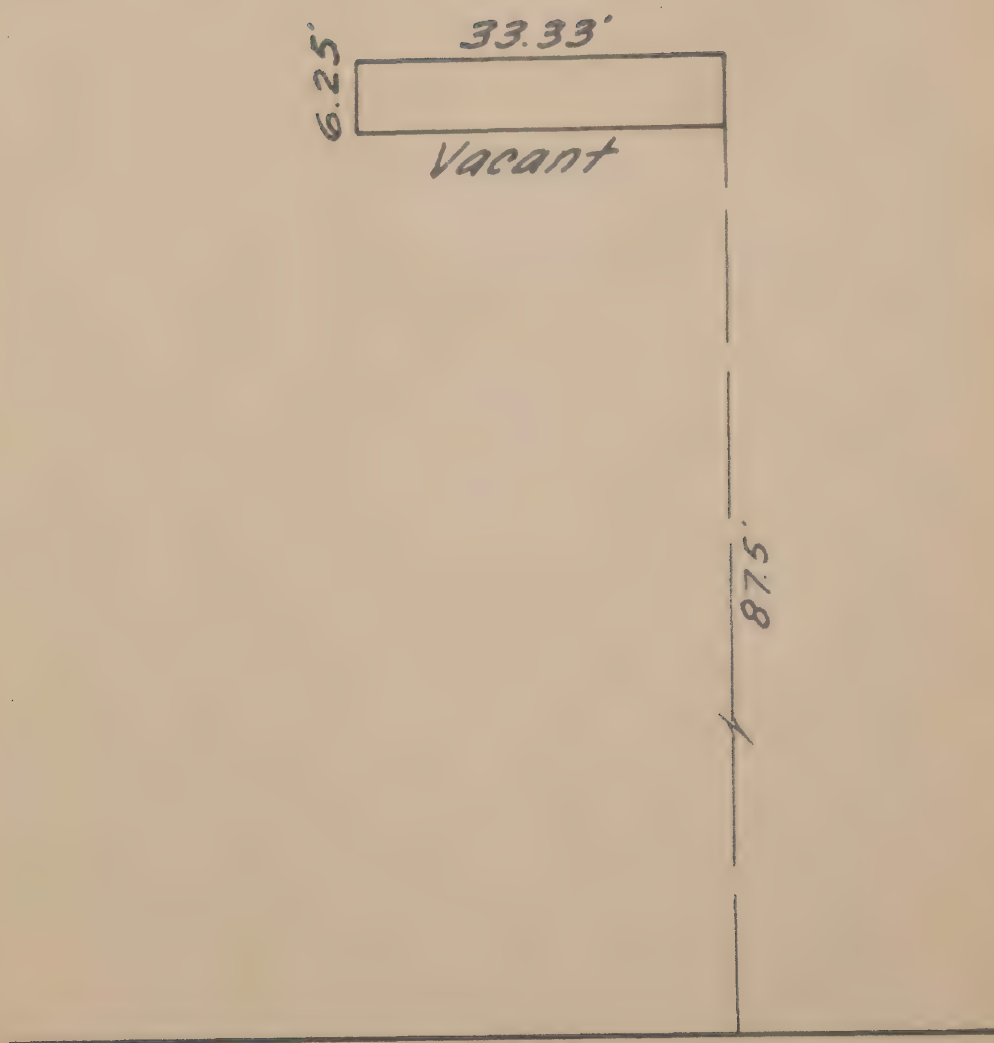
\$

INCOME APPROACH:

| Units | Actual | Fair | Total Monthly |
|-------|--------|------|---------------|
| | \$ | \$ | \$ |

LAND - nominal value \$ 100.00
 IMPROVEMENTS

MARKET VALUE OF PROPERTY \$ 100.00



LAGUNA STREET



675-4

APPRAISAL

5-25

OWNER: Kimi Nakahara
PROPERTY ADDRESS: 1729-33 Laguna Street

PARCEL NO. 675-4
DATE ACQ: 8-28-50

OWNER'S ADDRESS: 1731 Laguna Street

IRS: \$5.00
CONSID: NS
BEST USE: Same

ZONING: R-4

PRESENT USE: Store & flats

ASSESSED VALUE: Land \$ 1,350.00
Imps. 3,600.00
\$ 4,950.00

TAXES: \$ 411.34

LAND: DIMENSION 25 x 137.5 = 3,438 ✓

s.f.

IMPROVEMENTS: Condition Good

Effective Age 50

3 st. fr. structure with repair shop in basement and 5 rm. flat on 1st flr., 6 rm. flat on 2nd flr., and 6-rm. flat on 3rd flr.

SUMMATION APPROACH:

Rounded to

| | | | |
|--------------|----------------------|-----------------|----------|
| Land | 3,438 s.f. @ \$4.51+ | \$ 15,500 ✓ | |
| Improvements | 5,769 s.f. @ 2.50± | 14,422 ✓ | |
| | | <u>29,922</u> ✓ | \$29,900 |

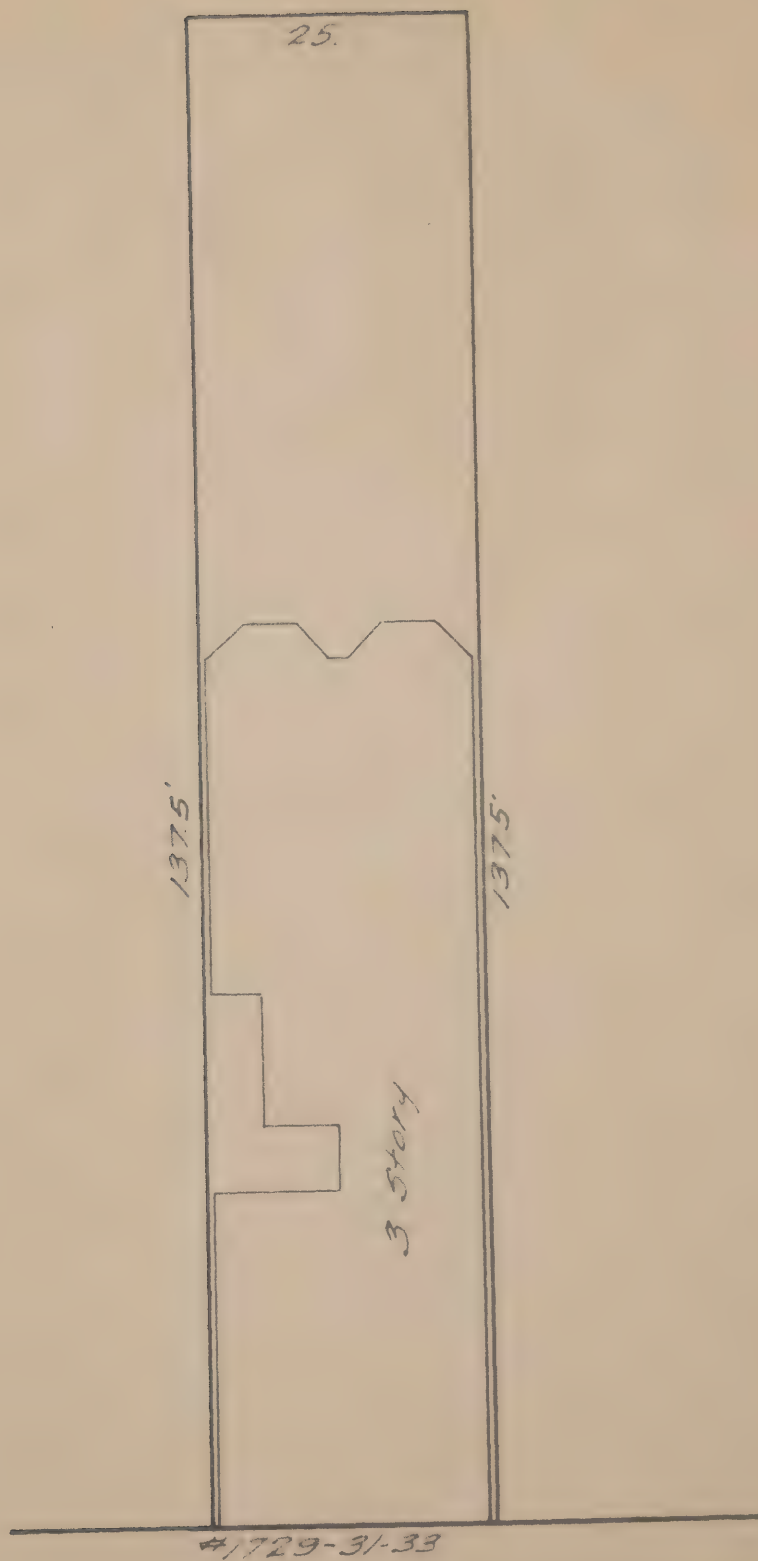
MARKET COMPARISON:

| | | | |
|-----------------------|------------------------|-------------|--------|
| Sales Most Comparable | 684-12; 684-22; 685-19 | | |
| | 3,438 s.f. @ \$ 8.75 | \$ 30,082 ✓ | 30,100 |

INCOME APPROACH:

| Units | Actual | Fair | Total Monthly | |
|--------|--------|------|------------------|--------|
| | \$ | \$ | \$ | |
| Store | Owner | | 65 | |
| 5 rms. | 75 | | 75 | |
| 6 rms. | Owner | | 80 | |
| 6 rms. | 75 | | 80 ✓ | |
| | | | <u>300</u> x 100 | 30,000 |

| | |
|--------------------------|---------------|
| LAND | \$ 15,500 |
| IMPROVEMENTS | <u>14,500</u> |
| MARKET VALUE OF PROPERTY | \$ 30,000 |



LAGUNA STREET



APPRAISAL

5-24

OWNER: Haruo Imura
 PROPERTY ADDRESS: 1701 Laguna & 1700 Sutter
 1723-27 Laguna; 1714-18 Sutter
 OWNER'S ADDRESS: 1701 Laguna Street
 ZONING: R-4
 PRESENT USE: Hotel-Flats
 PARCEL NO. 675-5
 DATE ACQ: 7-1-33
 IRS: no
 CONSID: NS
 BEST USE: Apts.

ASSESSED VALUE: Land \$ 5,790.00
 Imps. 10,600.00
 \$ 16,390.00
 TAXES: \$ 1,362.00

LAND: DIMENSION 82.5 x 112.5 = 9,281 s.f.

IMPROVEMENTS: Condition Fair-to-poor Effective Age 60

3 st. fr. structure with 17 usable rms. 3 st. fr. structure with 6 rms. on 1st flr., 7 rms. on 2nd flr. and 7 rms. on 3rd flr. 3 st. fr. structure with 7 rms. on 1st flr. and 8 rms. on each 2nd and 3rd flr.

SUMMATION APPROACH: Rounded to

| | | | |
|----------------------|----------------------|---------------|----------|
| Land | 9,281 s.f. @ \$5.12± | \$ 47,500 ✓ | |
| Improvements | | | |
| Hotel (1701 Laguna) | 14,718 s.f. @ \$1 | \$14,718 | |
| 20 rm. (1723 Laguna) | 6,168 s.f. @ 1 | 6,168 | |
| Flats (1714 Sutter) | 5,685 s.f. @ 1 | 5,685 ✓ | |
| | | <u>26,571</u> | |
| | | 74,071 | \$74,000 |

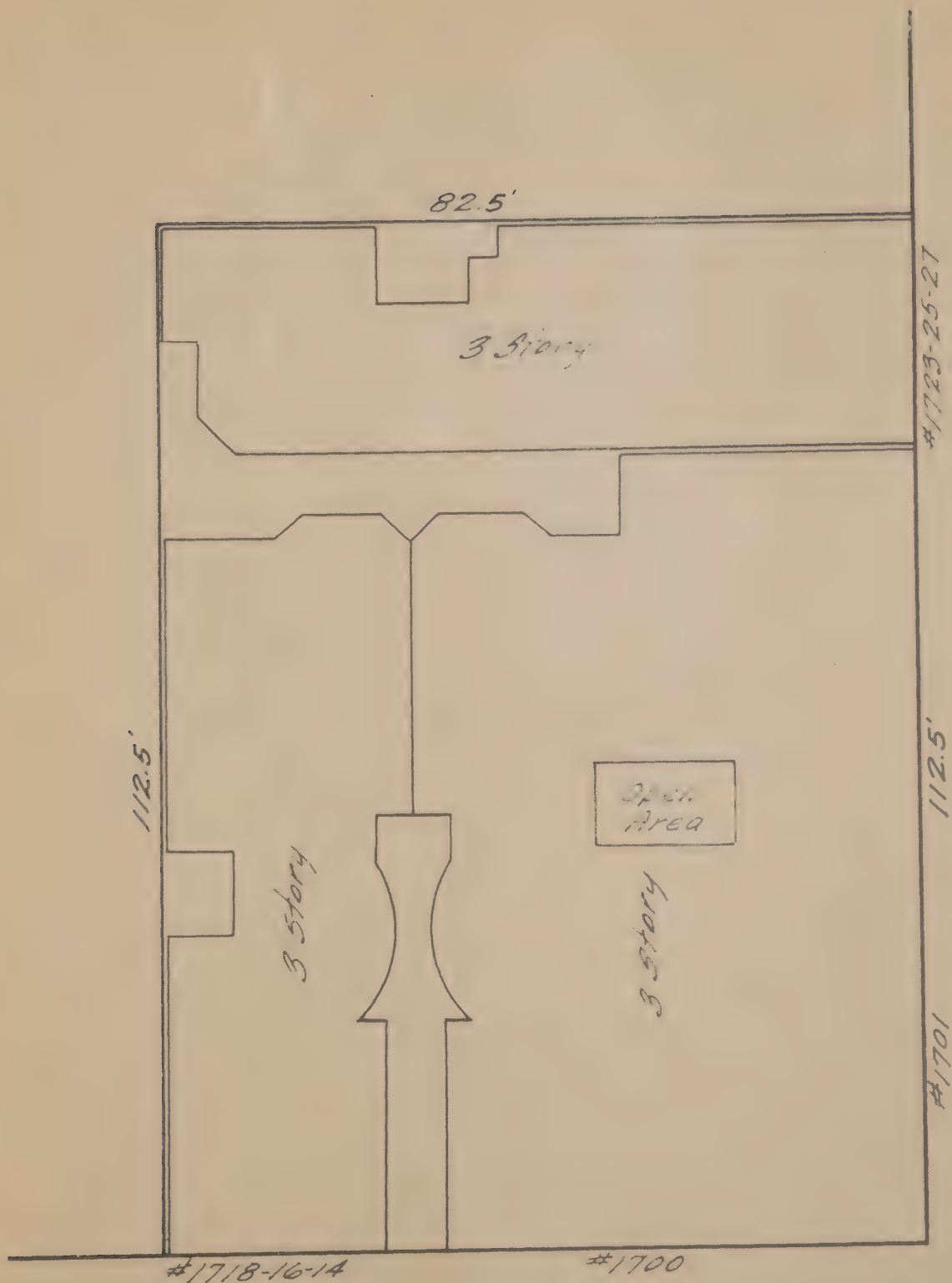
MARKET COMPARISON:

Sales Most Comparable 719-9
 9,281 s.f. @ \$ 8.25
 \$ 76,568 ✓ 76,600

INCOME APPROACH:

| Units | Actual | Fair | Total Monthly | |
|-----------|------------------------|------|--------------------|--------|
| | \$ | \$ | \$ | |
| Hotel | 1,986 (Master Tenancy) | | 275 | |
| Apt/Hotel | 1,169 (Master Tenancy) | | 150 | |
| Flats | 255 | | 255 ✓ | |
| | | | <u>680</u> x 110 = | |
| | | | 74,800 | 75,000 |

| | |
|--------------------------|-----------|
| LAND | \$ 47,500 |
| IMPROVEMENTS | 27,500 |
| | <hr/> |
| MARKET VALUE OF PROPERTY | \$ 75,000 |



SUTTER STREET

LAGUNA STREET



APPRAISAL

5-23

OWNER: Shigeo Kinoshita
PROPERTY ADDRESS: 1720-24 Sutter Street

PARCEL NO. 675-6
DATE ACQ: 10-13-52

OWNER'S ADDRESS: 1724 Sutter Street

IRS: \$2.20
CONSID: NS
BEST USE: R-4

ZONING: R-4 PRESENT USE: R-3

ASSESSED VALUE: Land \$ 1,650.00
Imps. 3,000.00
\$ 4,650.00

TAXES: \$ 386.42

LAND: DIMENSION 27.5 x 112.5 = 3,094 ✓

IMPROVEMENTS: Condition Fair

Effective Age 50

3 st. fr. structure with 9 rms. on 1st flr., 3 rms. on 2nd flr., and 9 rms. on 3rd. 1/2 of basement used as store.

SUMMATION APPROACH:

Rounded to

| | | | |
|--------------|----------------------|-----------------|----------|
| Land | 3,094 s.f. @ \$4.36+ | \$ 13,500 ✓ | |
| Improvements | 6,174 s.f. @ 2.75 | 16,978 ✓ | |
| | | <u>30,478</u> ✓ | \$30,500 |

MARKET COMPARISON:

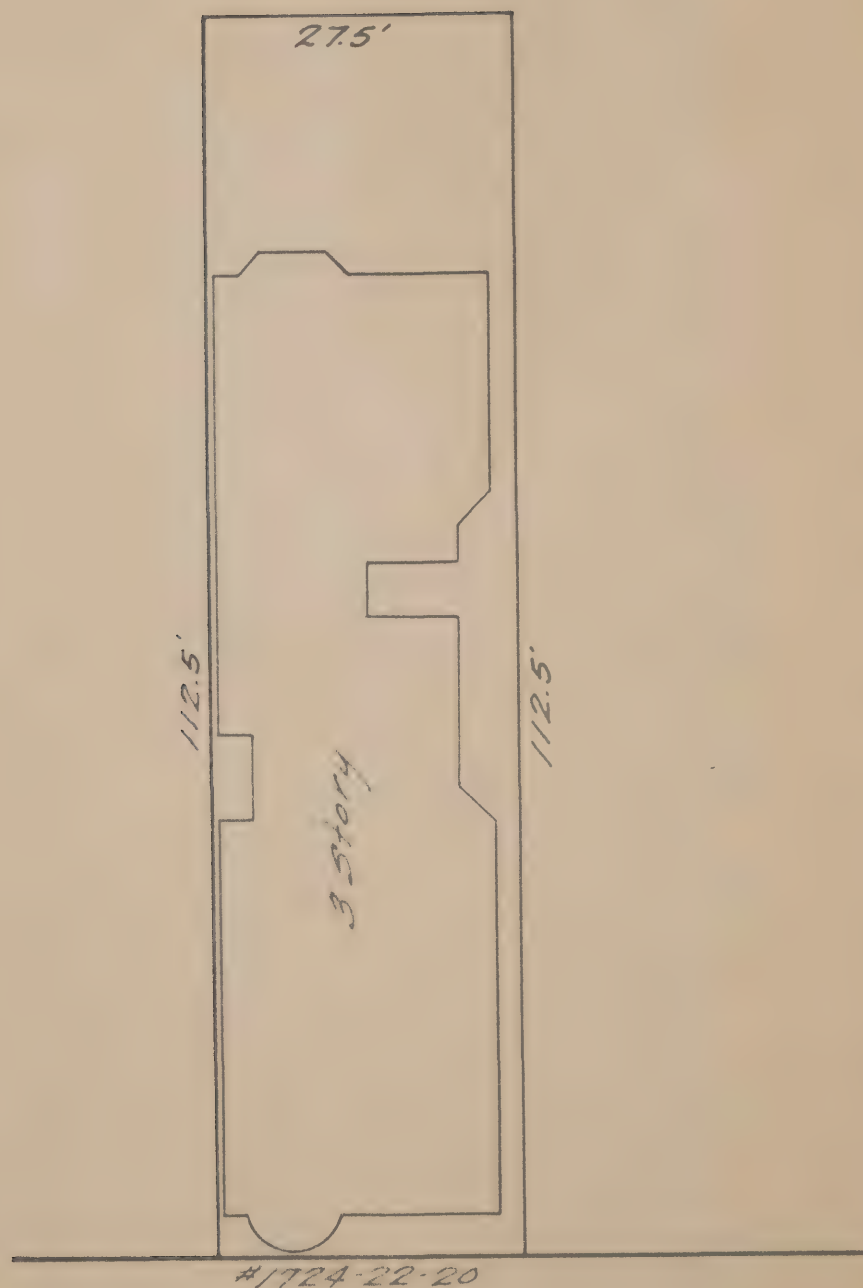
| | | | |
|-----------------------|----------------|-------------|--------|
| Sales Most Comparable | 685-19; 684-12 | | |
| 3,094 | s.f. @ \$ 9.70 | \$ 30,011 ✓ | 30,000 |

INCOME APPROACH:

| Units | Actual | Fair | Total Monthly | |
|----------|--------|------|----------------------|--------|
| | \$ | \$ | \$ | |
| Store | 55 | | 55 | |
| 1st flr. | Owner | | 90 | |
| 2nd flr. | 115 | | 115 | |
| 3rd flr. | 172.50 | | 172.50 | |
| | | | <u>432.50</u> x 70 = | |
| | | | 30,275 ✓ | 30,300 |

| | |
|--------------|---------------|
| LAND | \$ 13,500 |
| IMPROVEMENTS | <u>16,500</u> |

MARKET VALUE OF PROPERTY \$ 30,000



SUTTER STREET



APPRAISAL

5-22

OWNER: Peggy Wilma Schwartz et al
 PROPERTY ADDRESS: 1726-30 Sutter (7)
 1734-42 Sutter (8)
 OWNER'S ADDRESS: Unknown

PARCEL NO. 675-7, -8
 DATE ACQ:

IRS:
 CONSID:

ZONING: R-4 PRESENT USE: Apt./Stores BEST USE: Apt.

ASSESSED VALUE: Land \$ 6,060.00
 Impe. 6,450.00
 \$ 12,510.00

TAXES: \$ 1,039.58

LAND: DIMENSION 27.5 x 112.5 (7) = 12,547 s.f.
 68.75 x 137.5 (8)

IMPROVEMENTS: Condition Fair-to-poor Effective Age 40/60 ±

- 7 - 3 st. fr. structure with 5-rms. flat on each flr.
- 8 - 1 & 2 st. fr. str. with att. shed used as shops & stg.
- 8 - 2 st. fr. str. with 5 rm. flats on each flr.

SUMMATION APPROACH:

Rounded to

| | | |
|------------------|-----------------------|---------------|
| Land | 12,547 s.f. @ \$4.66± | \$ 58,500 |
| Improvements | | |
| -7 = 3 st. flats | 6,147 s.f. @ \$1 | \$6,174 ✓ |
| -8 = 2 st. str. | 4,301 s.f. @ 2 | 8,602 ✓ |
| 2 st. flats | 2,778 s.f. @ 1 | 2,778 ✓ |
| Shed | 779 s.f. @ 1 | 779 ✓ |
| | | <u>18,333</u> |
| | | 76,833 |

\$76,800

MARKET COMPARISON:

Sales Most Comparable

12,547 s.f. @ \$ 6.10

\$ 76,536 ✓

76,500

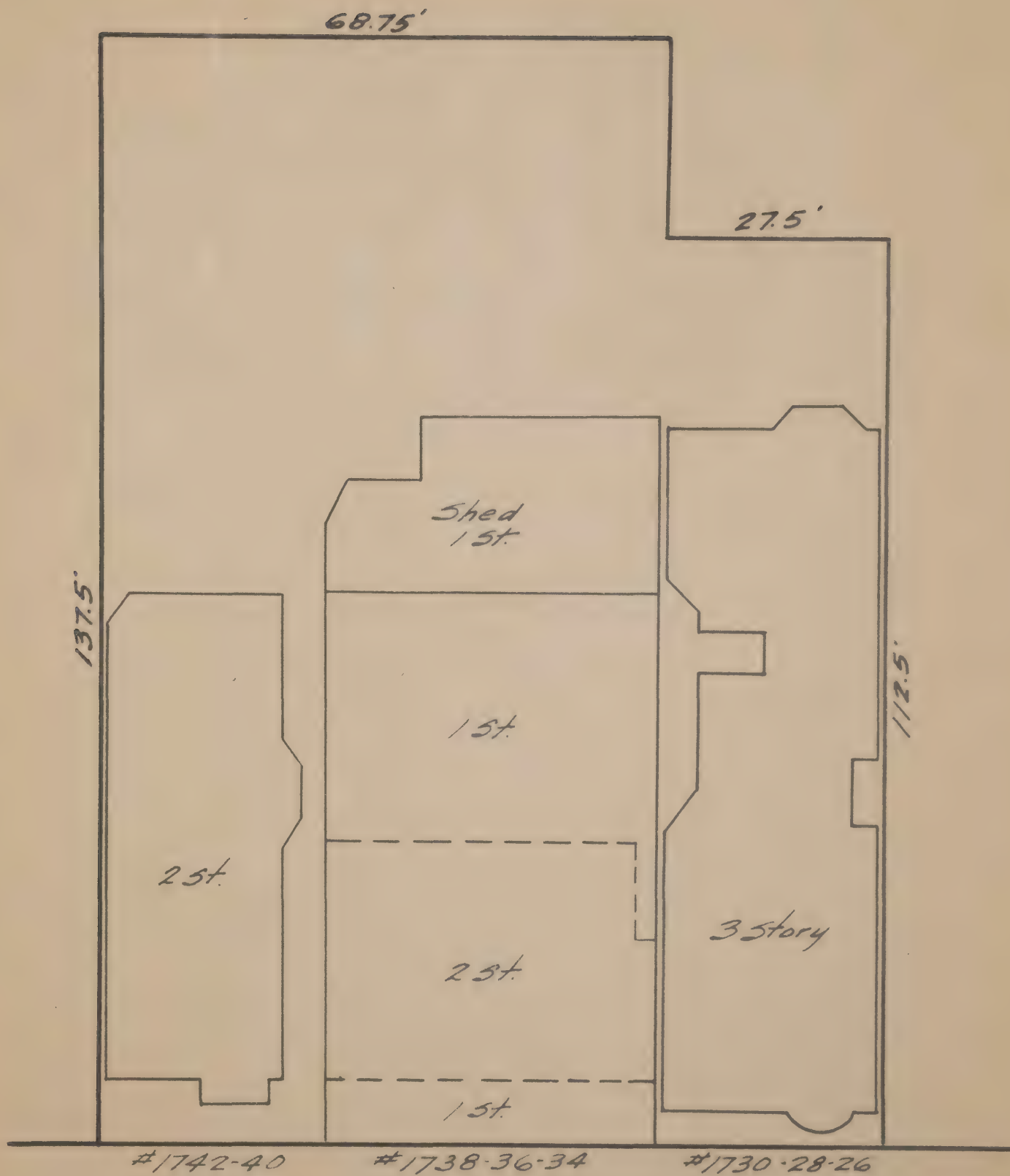
INCOME APPROACH:

| Units | Actual | Fair | Total Monthly |
|-------------|---------|------|------------------|
| | \$ | \$ | \$ |
| 3 st. flats | 225 | | 225 |
| Store | refused | | 165 |
| 2 rms. | " | | 50 |
| 2 rms. | " | | 50 |
| 2 st. flats | 160 | | 160 ✓ |
| | | | <u>650</u> x 118 |

76,700 ✓

| | |
|--------------|-----------|
| LAND | \$ 58,500 |
| IMPROVEMENTS | 18,000 |

MARKET VALUE OF PROPERTY \$ 76,500



SUTTER STREET

675 1
8
10



APPRAISAL

OWNER: Edwin Chan et ux
 PROPERTY ADDRESS: 1748-54 Sutter (9)
 Vacant (10)
 OWNER'S ADDRESS: 249 - 16th Avenue

PARCEL NO. 675-9, -10
 DATE ACQ: 11-18-57 &
 1-12-60
 IRS: \$24.75 & 20.35
 CONSID: NS
 BEST USE: Apts.

ZONING: R-4

PRESENT USE: Stores - Apt.

ASSESSED VALUE: Land \$ 5,910.00
 Imps. 5,250.00
 \$ 11,160.00

TAXES: \$ 463.70

LAND: DIMENSION 68.75 x 137.5 = 12,266 s.f.
 25 x 112.5

IMPROVEMENTS: Condition Good Effective Age 40

2 st. fr. str. with machine shop at basement level & flats on 1st
 and 2nd flr.
 2 st. fr. str. with 2 stores at basement level and flats on 1st
 and 2nd flr.

SUMMATION APPROACH:

Rounded to

| | | | |
|--------------|-----------------------|---------------|----------|
| Land | 12,266 s.f. @ \$4.65± | \$ 57,000 ✓ | |
| Improvements | 4,702 s.f. @ 1.00 | \$4,702 | |
| | 3,628 s.f. @ 1.00 | <u>3,628</u> | |
| | | 8,330 | |
| | | <u>65,330</u> | \$65,300 |

MARKET COMPARISON:

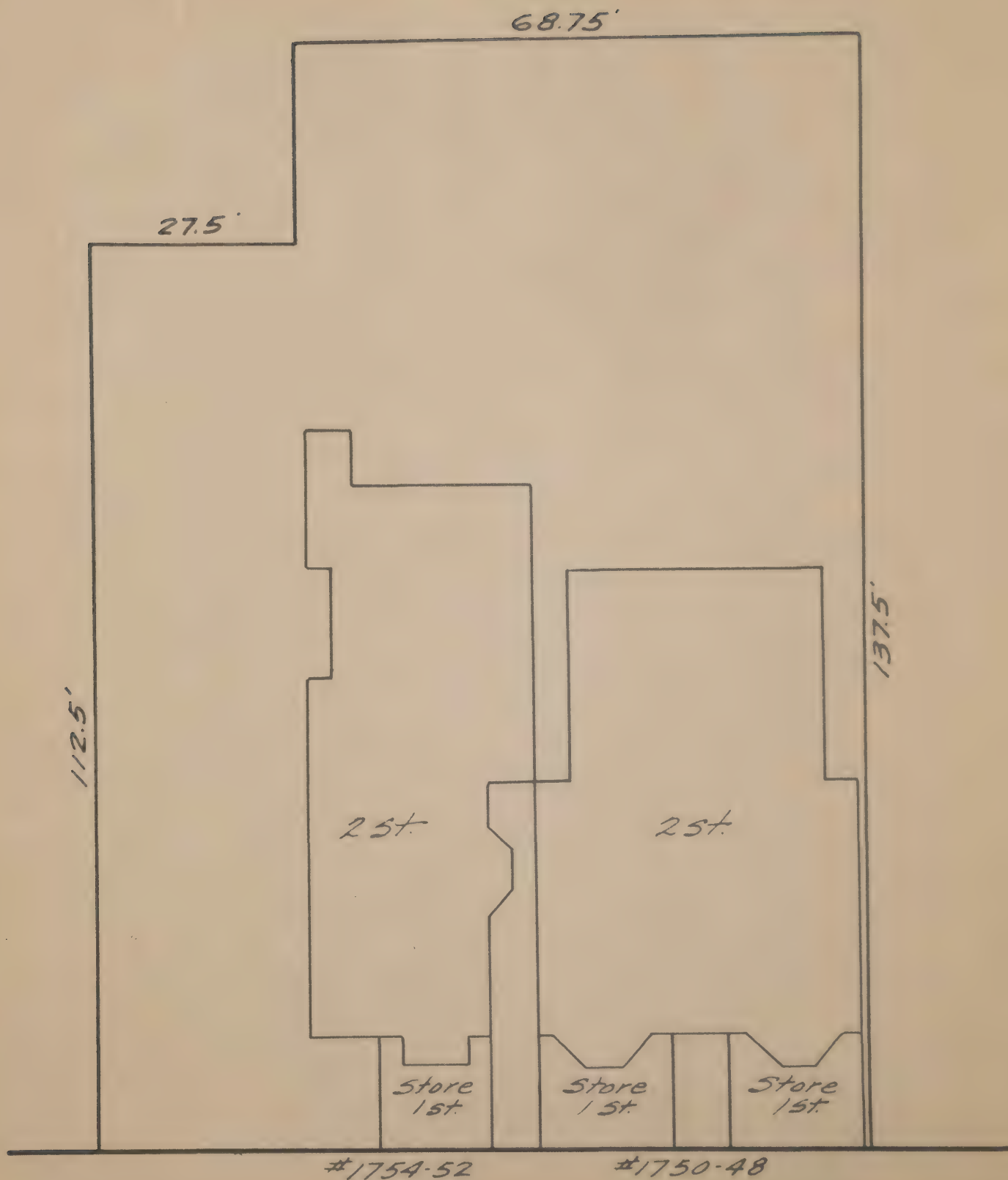
| | | | |
|-----------------------|----------------|-------------|--------|
| Sales Most Comparable | 683-12, -13 | | |
| 12,266 | s.f. @ \$ 5.30 | \$ 65,009 ✓ | 65,000 |

INCOME APPROACH:

| Units | Actual | Fair | Total Monthly |
|--------------|---------------|------|------------------|
| | \$ | \$ | \$ |
| Machine Shop | Not available | | 85 |
| 1st flr. | 85 | | 85 |
| 2nd flr. | 85 | | 85 |
| Auto Supply | 175 | | 175 |
| 1st flr. | 85 | | 85 |
| 2nd flr. | 85 | | 85 |
| | | | <u>600</u> x 110 |
| | | | 66,000 |

| | |
|--------------|--------------|
| LAND | \$ 57,000 |
| IMPROVEMENTS | <u>8,000</u> |

MARKET VALUE OF PROPERTY \$ 65,000



SUTTER

STREET



APPRAISAL

5-20

OWNER: Burnett Forte
 PROPERTY ADDRESS: 1770-74 Sutter Street
 OWNER'S ADDRESS: Rte. 1, Box 42B, Half Moon Bay
 ZONING: R-4
 PARCEL NO. 675-11
 DATE ACQ: 4-1-57
 IRS: \$30.80
 CONSID: NS
 BEST USE: R-4
 PRESENT USE: R-3

ASSESSED VALUE: Land \$ 1,500.00
 Imps. 2,250.00
 \$ 3,750.00
 TAXES: \$ 311.62

LAND: DIMENSION 25 x 112.5 = 2,813 s.f.

IMPROVEMENTS: Condition Fair Effective Age 50

3 st. fr. str. with 3 flats: 8 rms. on 1st flr., 6 rms. on 2nd flr. and 6 rms. on 3rd.

SUMMATION APPROACH:

Rounded to

| | | | |
|--------------|----------------------|-----------------|----------|
| Land | 2,813 s.f. @ \$4.26+ | \$ 12,000 ✓ | |
| Improvements | 5,562 s.f. @ 2.50 | 13,905 ✓ | |
| | | <u>25,905</u> ✓ | \$25,900 |

MARKET COMPARISON:

| | | | |
|-----------------------|------------------------|-------------|--------|
| Sales Most Comparable | 687-25; 672-12; 685-19 | | |
| | 2,813 s.f. @ \$ 9.25 | \$ 26,020 ✓ | 26,000 |

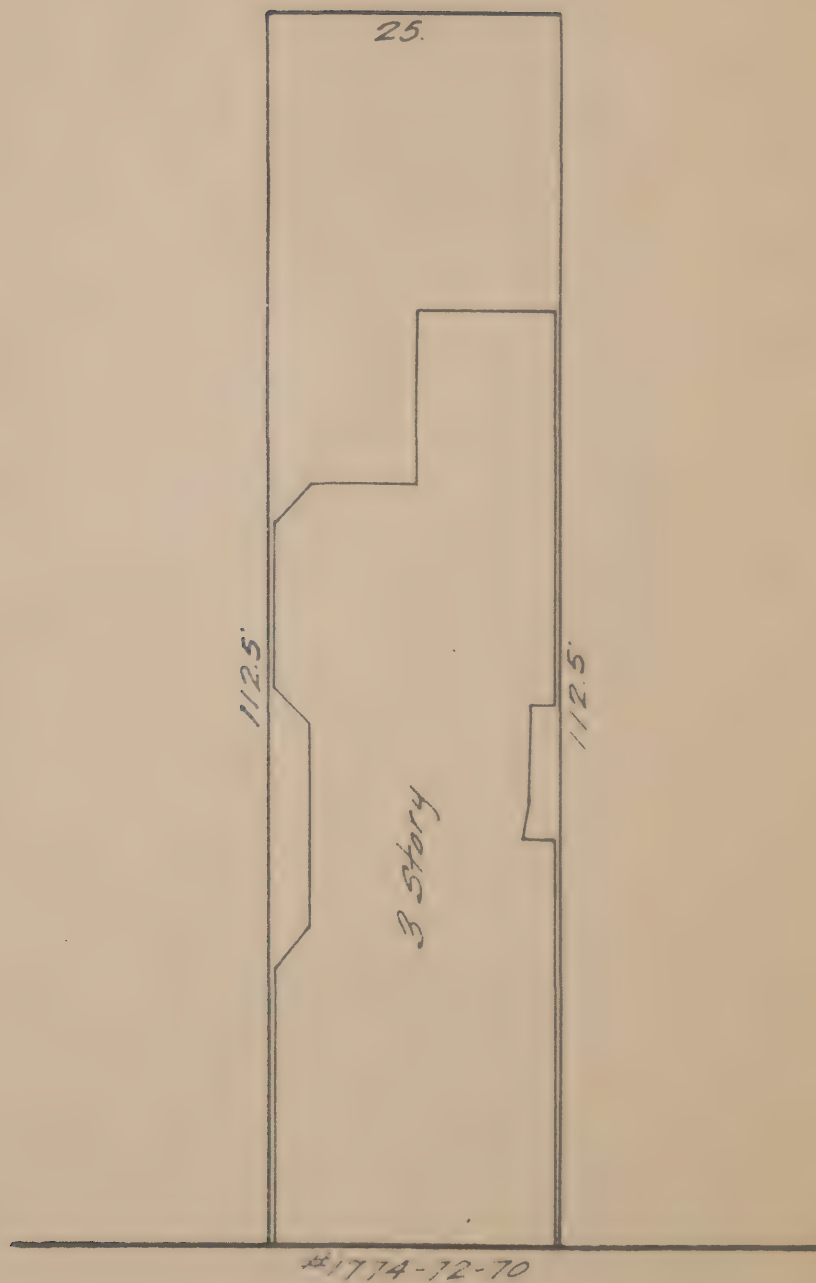
INCOME APPROACH:

| | Units | Actual | Fair | Total Monthly | |
|----------|----------|--------|------|--------------------|--------|
| | | \$ | \$ | \$ | |
| 1st flr. | 1 rm. | 36) | | | |
| | 2 rms. | 40) | | 85 | |
| | 3 rms. | 50) | | | |
| | 2 rms. | 40) | | | |
| 2nd flr. | 2-3 rms. | 150 | | 75 | |
| 3rd flr. | 2-3 rms. | 150 | | 75 | |
| | | | | <u>235</u> x 110 = | |
| | | | | 25,850 ✓ | 25,900 |

Fair rental reflects consolidation of units to reflect a bath for each rental unit.

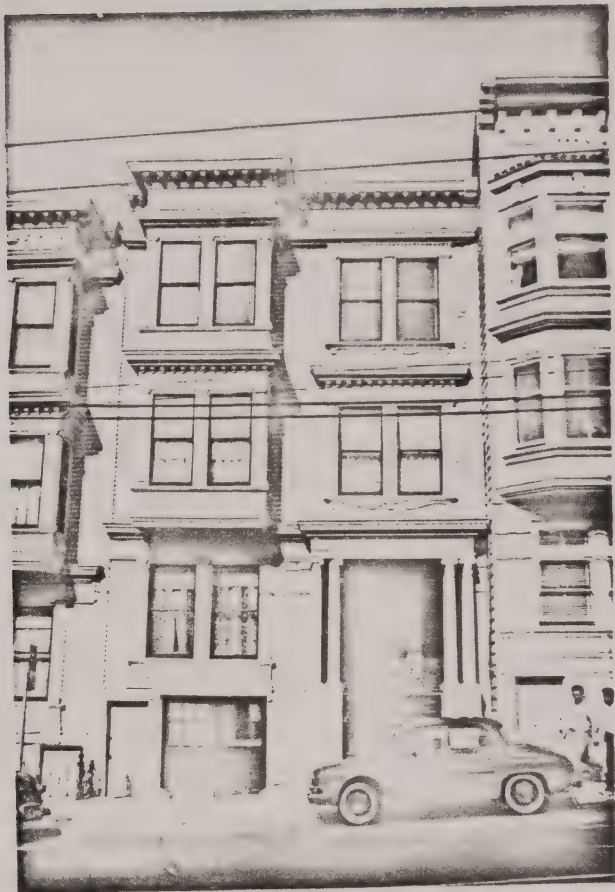
| | |
|--------------|---------------|
| LAND | \$ 12,000 |
| IMPROVEMENTS | <u>14,000</u> |

MARKET VALUE OF PROPERTY \$ 26,000



SUTTER STREET

675-



APPRAISAL

5-19

OWNER: Shigehiro Onodera et ux
 PROPERTY ADDRESS: 1780-84 Sutter (12)
 1786-90 Sutter (13)
 OWNER'S ADDRESS: 1784 Sutter Street

PARCEL NO. 675-12, -13
 DATE ACQ: 6-17-58

IRS: \$41.80
 CONSID: NS
 BEST USE: Flats

ZONING: R-4 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 2,840.00
 Imps. 4,900.00
 \$ 7,740.00

TAXES: \$ 643.20

LAND: DIMENSION 26.25 x 87.5 (12) 4,594 ✓ s.f.
 26.25 x 87.5 (13)

IMPROVEMENTS: Condition Good Effective Age 45

-12 A 3-st. fr. bldg. with a garage and storage in basement,
 1-6 rm. flat on ea. of 1st & 2nd flrs. and 2-3 rm. apts.
 on 3rd flr.

-13 A 3-st. fr. bldg. with stg. in basement and a 6 rm. flat
 on ea. of the other flrs.

SUMMATION APPROACH:

Rounded to

| | | | |
|--------------|----------------------|---------------|----------|
| Land | 4,594 s.f. @ \$4.57± | \$ 21,000 ✓ | |
| Improvements | | | |
| Pcl. | 12-5,475 s.f. @ 3.00 | \$16,425 ✓ | |
| " | 13-5,505 s.f. @ 3.00 | 16,515 ✓ | |
| | | 32,940 | |
| | | <u>53,940</u> | \$54,000 |

MARKET COMPARISON:

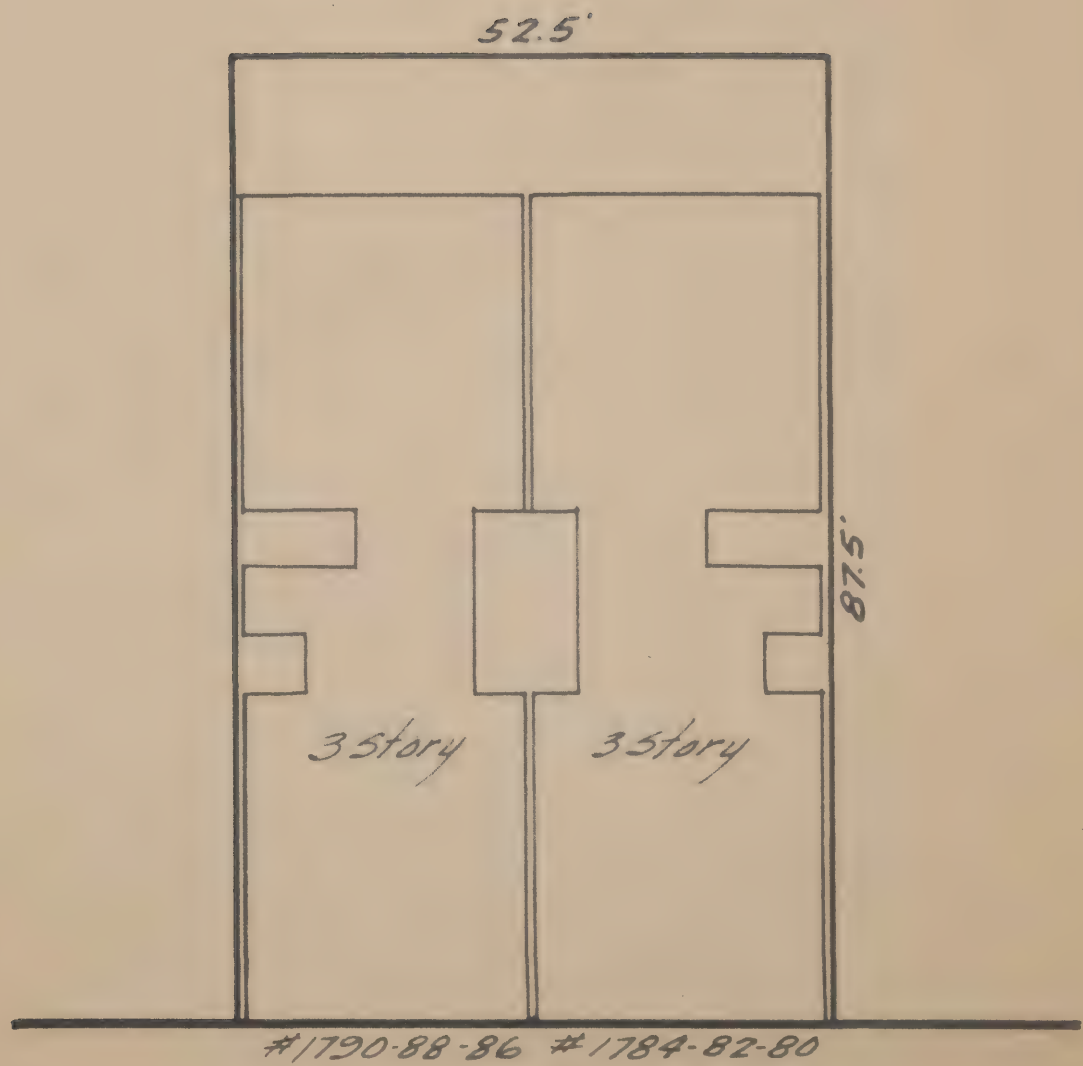
| | | | |
|-----------------------|-----------------|-------------|--------|
| Sales Most Comparable | 676-7 | | |
| 4,594 | s.f. @ \$ 12.00 | \$ 55,128 ✓ | 55,100 |

INCOME APPROACH:

| Units | Actual | Fair | Total Monthly | |
|---------------|----------------|-------|------------------|--------|
| | \$ | \$ | \$ | |
| 1-6 rm. | owner occupied | | 90 | |
| 1-6 rm. | 90 | | 90 | |
| 2-3 rm. apts. | 67.50 | 67.50 | 135 | |
| 3-6 rm. | 80 | 85 | 255 ✓ | |
| | | | <u>570</u> x 100 | 57,000 |

| | |
|--------------|---------------|
| LAND | \$ 21,000 |
| IMPROVEMENTS | 34,000 |
| | <u>55,000</u> |

MARKET VALUE OF PROPERTY \$ 55,000



SUTTER STREET



APPRAISAL

5-18

OWNER: Myrtle Mitchell Porter et al
PROPERTY ADDRESS: 1792-94 Sutter Street

PARCEL NO. 675-14
DATE ACQ: 5-25-61

OWNER'S ADDRESS: Unknown

IRS: no
CONSID: NS
BEST USE: Apts.

ZONING: R-4 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 2,600.00
Impe. 5,000.00
\$ 7,600.00

TAXES: \$ 631.56

LAND: DIMENSION 35 x 87.5 = 3,063 s.f. s.f.

IMPROVEMENTS: Condition Poor Effective Age 40 ±

3 st. fr. str. with 7 rms. on 1st flr., 9 rms. on 2nd flr.
and 10 rms. on 3rd flr., 3 rms. on 4th flr.

SUMMATION APPROACH:

Rounded to

| | | | |
|--------------|----------------------|---------------|----------|
| Land | 3,063 s.f. @ \$5.22± | \$ 16,000 | |
| Improvements | 9,123 s.f. @ 1.75 | 15,965 | |
| | | <u>31,965</u> | \$32,000 |

MARKET COMPARISON:

| | | | |
|-----------------------|-----------------|-----------|--------|
| Sales Most Comparable | 676-19 | | |
| 3,063 | s.f. @ \$ 10.40 | \$ 31,855 | 31,900 |

INCOME APPROACH:

| Units | Actual | Fair | Total Monthly | |
|----------|---------|------|-------------------|--------|
| | \$ | \$ | \$ | |
| 1st flr. | | | | |
| 7 rms. | Owner | | 85 | |
| 9 rms. | refused | | 100 | |
| 10 rms. | " | | 110 | |
| 3 rms. | " | | 60 | |
| | | | <u>355</u> x 90 = | |
| | | | 31,950 | 32,000 |

| | |
|--------------|-----------|
| LAND | \$ 16,000 |
| IMPROVEMENTS | 16,000 |
| | <hr/> |

MARKET VALUE OF PROPERTY \$ 32,000

BUCHANAN STREET



SUTTER STREET



APPRAISAL

5-17

OWNER: Osamu Seiki et al
 PROPERTY ADDRESS: 1822-26 Buchanan St. (15)
 1828-32 Buchanan St. (16)
 OWNER'S ADDRESS: 1830 Buchanan Street

PARCEL NO. 675-15,-16
 DATE ACQ:

IRS:
 CONSID: NS
 BEST USE: Apts.

ZONING: R-4 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 2,080.00
 Imps. 5,300.00
 \$ 7,380.00

TAXES: \$ 613.28

LAND: DIMENSION 25 x 87.5 (15) s.f.
 25 x 137.5 (16) = 5,626 -

IMPROVEMENTS: Condition Fair Effective Age 50 ±

2-3 st. fr. str. with 4 rms. on 1st flr., 5 rms. on 2nd and 3rd flrs.

SUMMATION APPROACH:

Rounded to

| | | | |
|--------------|----------------------|---------------|---------------|
| Land | 5,626 s.f. @ \$4.62+ | \$ 26,000 | |
| Improvements | 5,813 s.f. @ 2.25 | \$13,079 | |
| | 6,512 s.f. @ 2.25 | 14,652 | |
| | | <u>27,731</u> | |
| | | | <u>27,731</u> |
| | | | 53,731 |
| | | | \$53,700 |

MARKET COMPARISON:

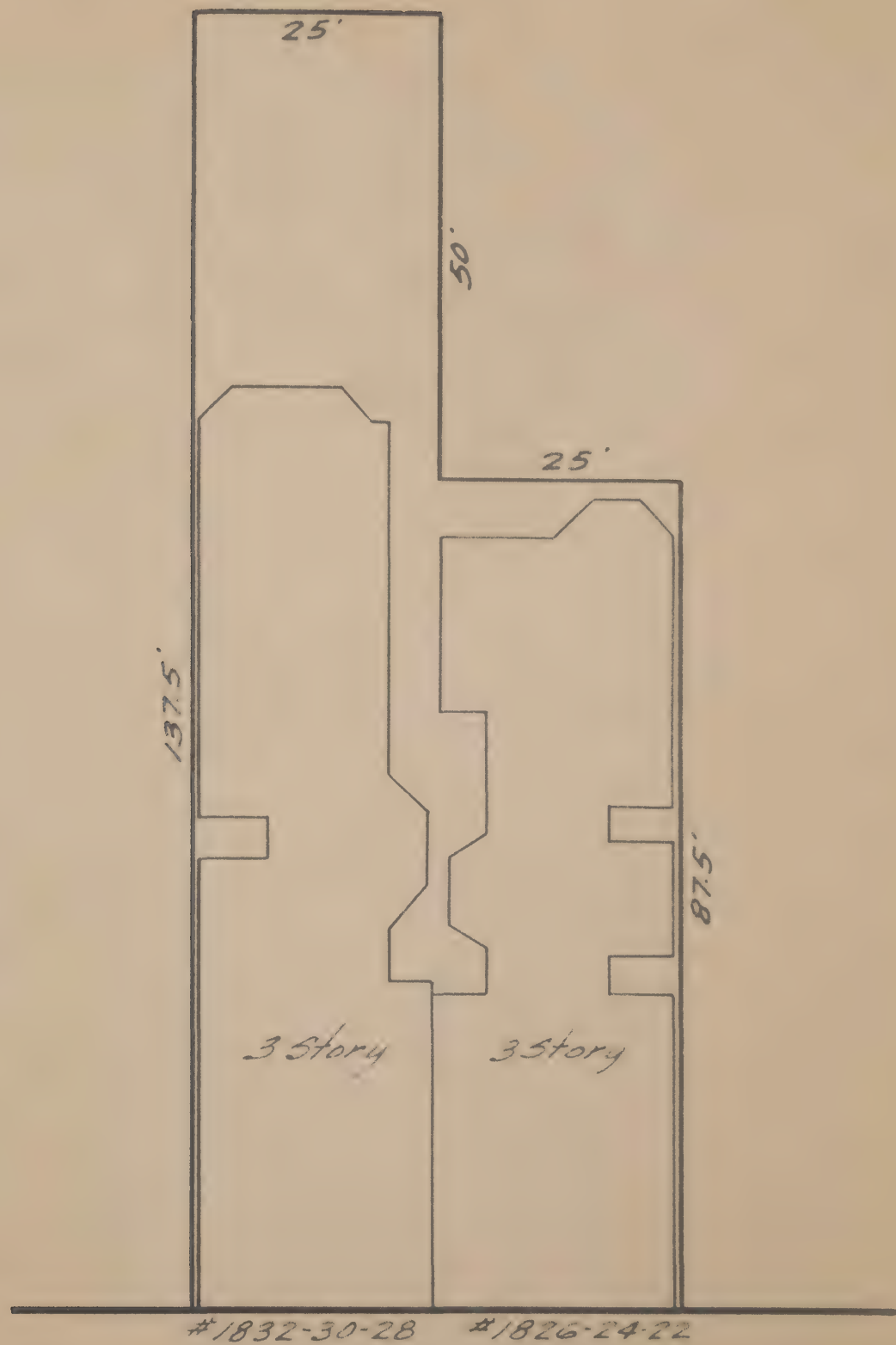
Sales Most Comparable 687-2; 687-3; 673-2
 5,626 s.f. @ \$ 9.40 \$ 52,884 52,900

INCOME APPROACH:

| Units | Actual | Fair | Total Monthly | |
|--------|--------|------|------------------|--------|
| | \$ | \$ | \$ | |
| 4 rms. | 75 | | 75 | |
| 5 rms. | 85 | | 85 | |
| 5 rms. | 85 | | 85 | |
| 4 rms. | owner | | 75 | |
| 5 rms. | 85 | | 85 | |
| 5 rms. | 85 | | 85 | |
| | | | <u>490</u> x 110 | 53,900 |

LAND \$ 26,000
 IMPROVEMENTS 27,500

MARKET VALUE OF PROPERTY \$ 53,500



BUCHANAN STREET



APPRAISAL

5-16

OWNER: Fusaye Nakamoto
PROPERTY ADDRESS: 1836-38 Buchanan Street

PARCEL NO. 675-17
DATE ACQ: 4-12-46

OWNER'S ADDRESS: 1836 Buchanan Street

IRS: \$6.60
CONSID: NS
BEST USE: Apts.

ZONING: R-3

PRESENT USE: Dwelling & Store

ASSESSED VALUE: Land \$ 1,040.00
Impe. 1,600.00
\$ 2,640.00

TAXES: \$ 219.38

LAND: DIMENSION 23 x 137.5 = 3,162

s. f.

IMPROVEMENTS: Condition Good

Effective Age 65 ±

3 st. fr. str. with store on 1st flr., 5 rms. on 2nd and
4 rms. on 3rd.

SUMMATION APPROACH:

Rounded to

Land 3,162 s.f. @ \$4.43+
Improvements 2,320 s.f. @ 2.00

\$ 14,000
4,640
18,640

\$18,600

MARKET COMPARISON:

Sales Most Comparable 663-25; 654-3
3,162 s.f. @ \$ 6.00

\$ 18,972

19,000

INCOME APPROACH:

| Units | Actual |
|---------------|---------------|
| Store | Not available |
| S.F. Dwelling | |

| Fair |
|------|
| \$ |

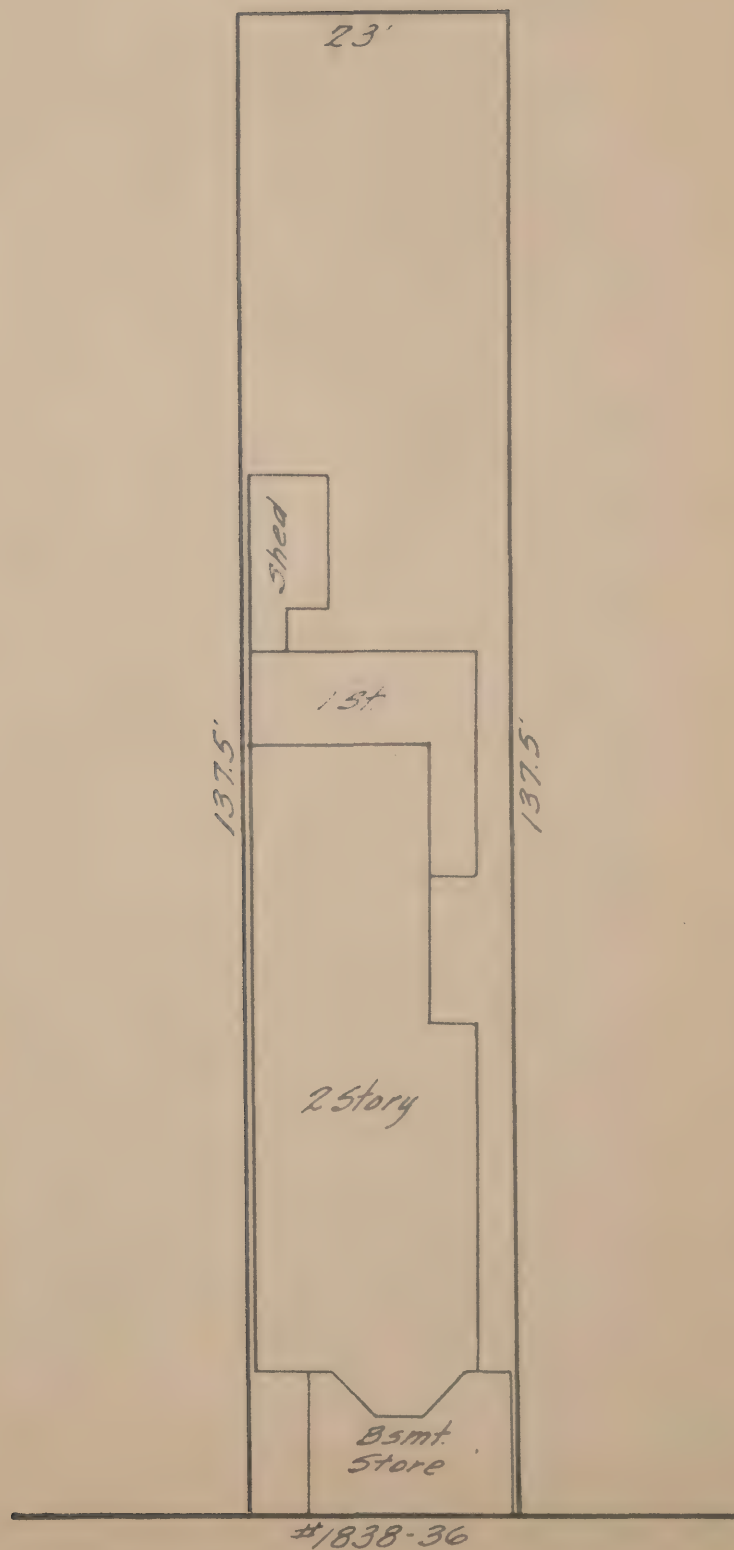
| Total Monthly |
|---------------|
| \$ |

75
100
175 x 110 =
19,250

19,300

| | |
|--------------|-----------|
| LAND | \$ 14,000 |
| IMPROVEMENTS | 5,000 |

MARKET VALUE OF PROPERTY \$ 19,000



BUCHANAN STREET

675- 18



APPRAISAL

5-15

OWNER: Jitsuzo Nakamoto
PROPERTY ADDRESS: 1844 Buchanan Street

PARCEL NO. 675-18
DATE ACQ: 6-22-56

OWNER'S ADDRESS: 1836 Buchanan Street

IRS: \$9.90
CONSID: NS
BEST USE: Apt.

ZONING: R-3

PRESENT USE: S.F. Dwelling

ASSESSED VALUE: Land \$ 1,040.00
Impe. 1,050.00
\$ 2,090.00

TAXES: \$ 173.68

LAND: DIMENSION 23 x 137.5 = 3,162

s.f.

IMPROVEMENTS: Condition Good

Effective Age 45 ±

2 st. str. with 5 rms. on 1st flr., single gar. and
4 rms. on 2nd flr.

SUMMATION APPROACH:

Rounded to

| | | |
|--------------|----------------------|---------------|
| Land | 3,162 s.f. @ \$4.43+ | \$ 14,000 |
| Improvements | 2,406 s.f. @ 0.50 | 1,203 |
| | | <u>15,203</u> |

\$15,200

MARKET COMPARISON:

| | | | |
|-----------------------|----------------|-------|-----------|
| Sales Most Comparable | 662-6; | 662-9 | |
| 3,162 | s.f. @ \$ 4.80 | | \$ 15,177 |
| | | | 15,200 |

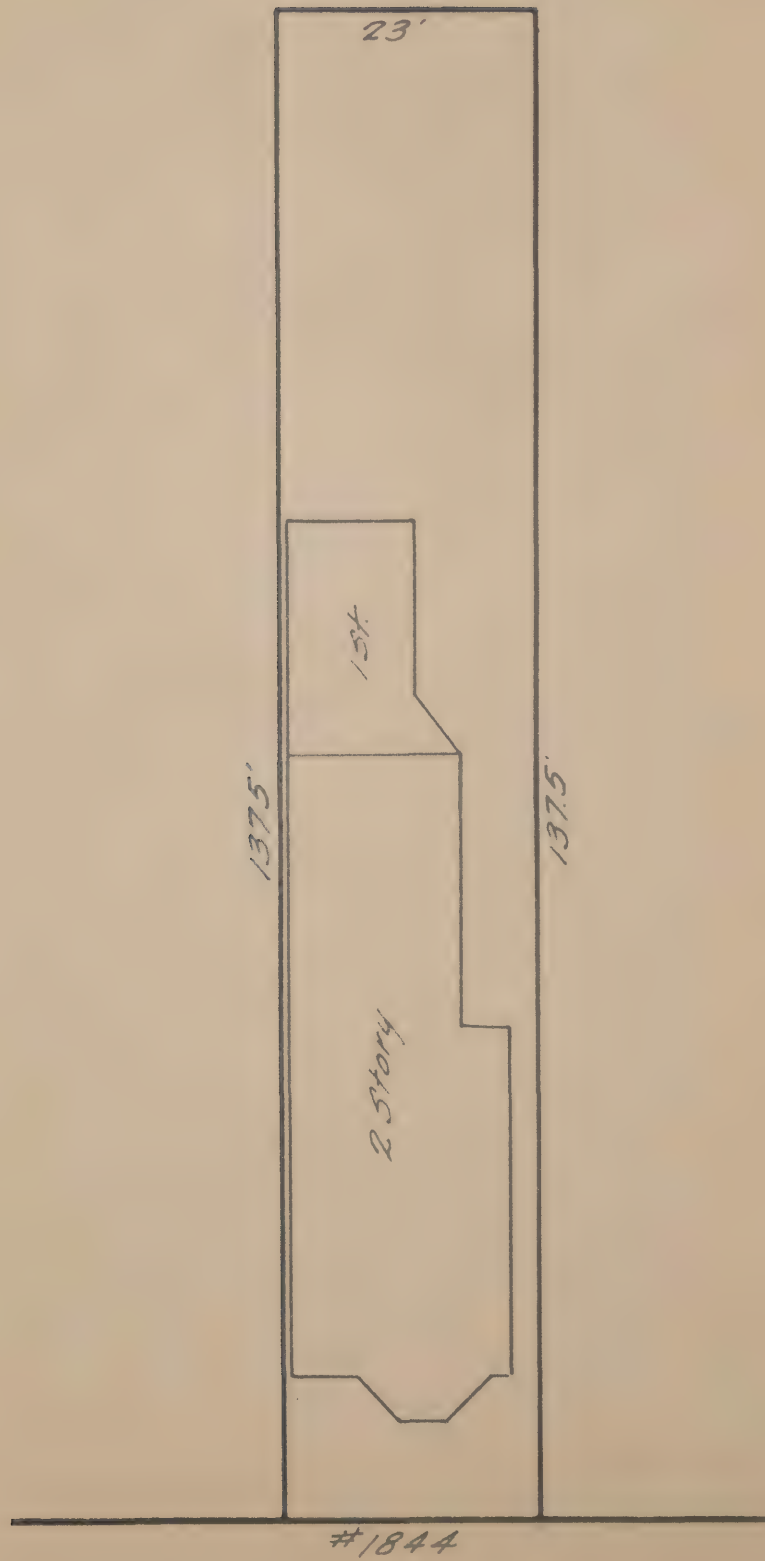
INCOME APPROACH: Not applicable

| Units | Actual | Fair | Total Monthly |
|-------|--------|------|---------------|
| | \$ | \$ | \$ |

LAND
IMPROVEMENTS

\$ 14,000
1,200

MARKET VALUE OF PROPERTY \$ 15,200



BUCHANAN STREET

675- 19



APPRAISAL

15-14

OWNER: Kazue Togasaki
PROPERTY ADDRESS: 1848-50 Buchanan Street

PARCEL NO. 675-19
DATE ACQ: 6-17-46

OWNER'S ADDRESS: 1848 Buchanan Street

IRS: no
CONSID: NS
BEST USE: Apts.

ZONING: R-3

PRESENT USE: S.F. Dwelling

ASSESSED VALUE: Land \$ 930.00
Imps. 2,350.00
\$ 3,280.00

TAXES: \$ 272.56

LAND: DIMENSION 23 x 102 = 2,346 ✓

s. f.

IMPROVEMENTS: Condition Good

Effective Age 50

2 st. 10 rm. fr. dwelling with single garage.

SUMMATION APPROACH:

Rounded to

Land 2,346 s. f. @ \$4.90
Improvements 3,404 s. f. @ 0.75

\$ 11,500 ✓
2,553 ✓
14,053 ✓

\$14,100

MARKET COMPARISON:

Sales Most Comparable 662-6; 677-33; 662-9
2,346 s. f. @ \$ 6.00

\$ 14,076 ✓

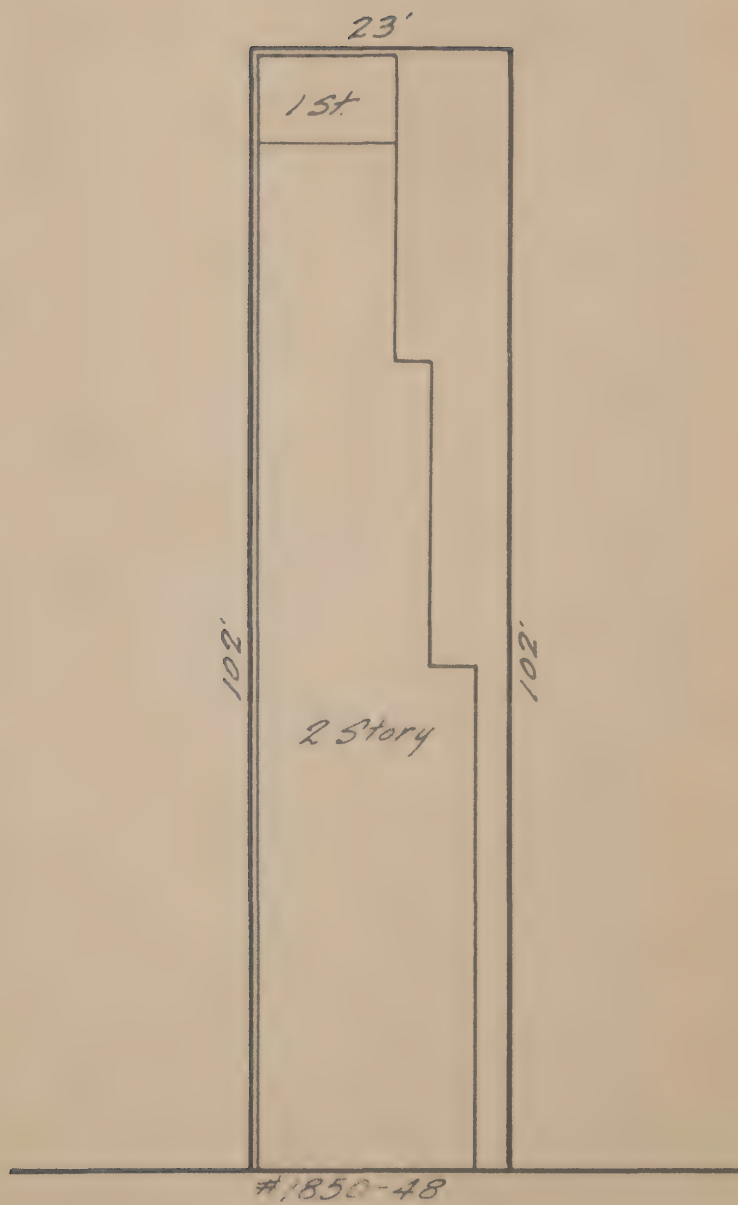
14,100

INCOME APPROACH: Not applicable

| Units | Actual | Fair | Total Monthly |
|-------|--------|------|---------------|
| \$ | \$ | \$ | \$ |

LAND \$ 11,500
IMPROVEMENTS 2,500

MARKET VALUE OF PROPERTY \$ 14,000



BUCHANAN STREET

675-7



APPRAISAL

5-13

OWNER: Tsuneko Watanabe
 PROPERTY ADDRESS: 1852 Buchanan Street
 OWNER'S ADDRESS: 1852 Buchanan Street
 ZONING: R-3

PARCEL NO. 675-20
 DATE ACQ: 5-28-46
 IRS: \$8.25
 CONSID: NS
 BEST USE: Apts.

PRESENT USE: S.F. Dwelling

ASSESSED VALUE: Land \$ 880.00
 Imps. 500.00
 \$ 1,380.00 ✓

TAXES: \$ 114.68

LAND: DIMENSION 23 x 90 = 2,070 ✓

s. f.

IMPROVEMENTS: Condition Good

Effective Age 65 ±

2-st. 8 rm. fr. dwelling with single garage.

SUMMATION APPROACH:

Rounded to

| | | | |
|--------------|----------------------|---------------|----------|
| Land | 2,070 s.f. @ \$5.31± | \$ 11,000 ✓ | |
| Improvements | 2,034 s.f. @ 1.25 | 2,542 ✓ | |
| | | <u>13,542</u> | \$13,500 |

MARKET COMPARISON:

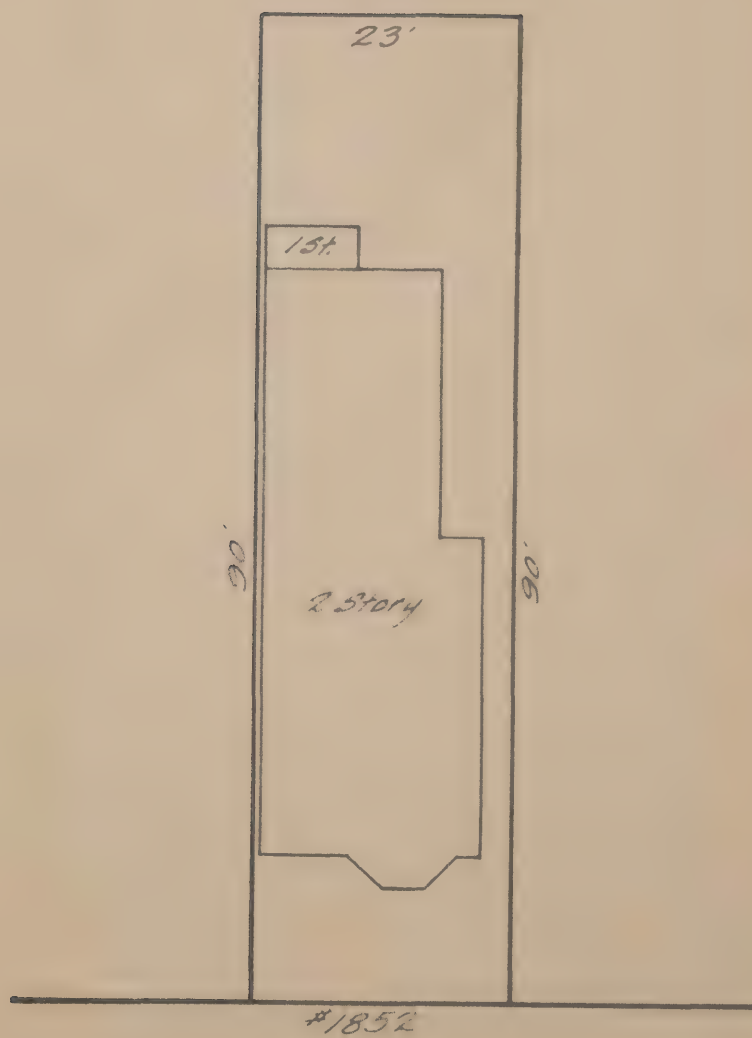
| | | | |
|-----------------------|----------------------|-----------|--------|
| Sales Most Comparable | 677-33; 662-6 | | |
| | 2,070 s.f. @ \$ 6.50 | \$ 13,455 | 13,500 |

INCOME APPROACH:

| <u>Units</u> | <u>Actual</u> | <u>Fair</u> | <u>Total Monthly</u> |
|--------------|---------------|-------------|----------------------|
| | \$ | \$ | \$ |

| | |
|--------------|-----------|
| LAND | \$ 11,000 |
| IMPROVEMENTS | 2,500 |
| | <hr/> |

MARKET VALUE OF PROPERTY \$ 13,500 ✓



BUCHANAN STREET



APPRAISAL

5 12

OWNER: Nelson Williams et ux
PROPERTY ADDRESS: 1860 Buchanan Street

PARCEL NO. 675-21
DATE ACQ: 7-15-46

OWNER'S ADDRESS: 1860 Buchanan Street

IRS: \$7.70
CONSID: NS
BEST USE: Apts.

ZONING: R-3

PRESENT USE: S.F. Dwelling

ASSESSED VALUE: Land \$ 810.00
Imps. 800.00
\$1610.00

TAXES: \$ 133.80

LAND: DIMENSION 21 x 90 = 1,890

s.f.

IMPROVEMENTS: Condition Good

Effective Age 45 ±

2 st. 8 rm. fr. dwelling with single garage.

SUMMATION APPROACH:

Rounded to

Land 1,890 s.f. @ \$5.82+
Improvements 1,966 s.f. @ 1.50

\$ 11,000
2,949
13,949

\$14,000

MARKET COMPARISON:

Sales Most Comparable 677-33; 662-6
1,890 s.f. @ \$ 7.40

\$ 13,986

14,000

INCOME APPROACH:

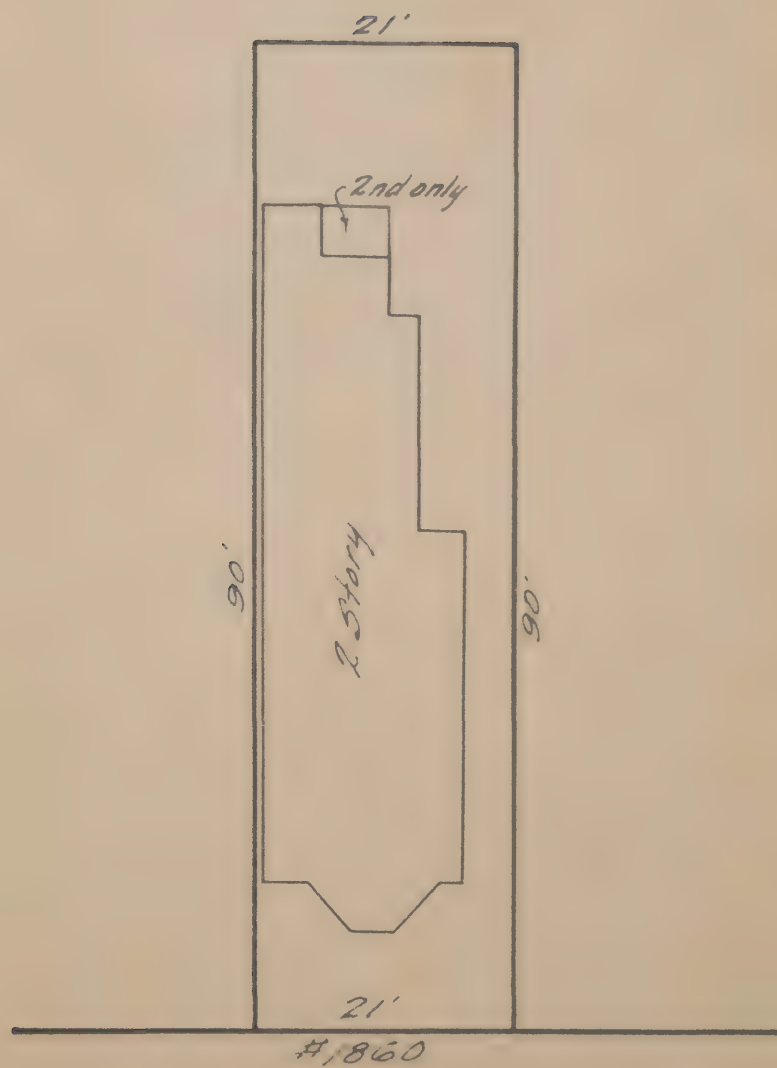
| Units | Actual | Fair | Total Monthly |
|-------|--------|------|---------------|
| | \$ | \$ | \$ |

LAND
IMPROVEMENTS

\$ 11,000
3,000

MARKET VALUE OF PROPERTY \$

14,000



BUCHANAN STREET



APPRAISAL

5-11

OWNER: Taro Isoye et al
PROPERTY ADDRESS: 1868 Buchanan Street

PARCEL NO: 675-22
DATE ACQ: 7-20-55

OWNER'S ADDRESS: 1868 Buchanan Street

IRS: no
CONSID: NS
BEST USE: Apt.

ZONING: R-3 PRESENT USE: S.F. Dwelling

ASSESSED VALUE: Land \$ 1,270.00
Imps. 650.00
\$ 1,920.00

TAXES: \$ 159.56

LAND: DIMENSION 24.5 x 90 = 2,205 ✓

s.f.

IMPROVEMENTS: Condition Good

Effective Age 50 ±

2 st. 8 rm. fr. dwelling

SUMMATION APPROACH:

Rounded to

Land 2,205 s.f. @ \$5.89+
Improvements 2,450 s.f. @ 1.00

\$ 13,000 ✓
2,450 ✓
15,450

\$15,500

MARKET COMPARISON:

Sales Most Comparable 662-13; 653-25
2,205 s.f. @ \$ 7.00

\$ 15,435 ✓

15,400

INCOME APPROACH:

| Units | Actual | Fair | Total Monthly |
|-------|--------|------|---------------|
| | \$ | \$ | \$ |

| | |
|--------------|-----------|
| LAND | \$ 13,000 |
| IMPROVEMENTS | 2,500 |

MARKET VALUE OF PROPERTY \$ 15,500

BUSH STREET



BUCHANAN STREET



APPRAISAL

OWNER: Tamotsu Sakai et ux
PROPERTY ADDRESS: 1977 Bush Street

PARCEL NO. 675-23
DATE ACQ: 9-13-61

OWNER'S ADDRESS: Unknown

IRS: \$19.80
CONSID: \$17,800 (Probate)
BEST USE: Flats

ZONING: R-3 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 870.00
Imps. 1,450.00
\$ 2,320.00

TAXES: \$ 192.80

LAND: DIMENSION Irregular = 1,897

s.f.

IMPROVEMENTS: Condition Fair

Effective Age 45 ±

2 st. fr. str. with 5 rms. on each flr.

SUMMATION APPROACH:

Rounded to

Land 1,897 s.f. @ \$4.74+
Improvements 2,778 s.f. @ 3.25

\$ 9,000 ✓
9,028 ✓
18,028 ✓

\$18,000

MARKET COMPARISON:

Sales Most Comparable 675-23; 675-24; 687-34
1,897 s.f. @ \$ 9.50

\$ 18,021

18,000

INCOME APPROACH:

| Units | Actual |
|--------|--------|
| 5 rms. | \$ 70 |
| 5 rms. | 85 |

| Fair |
|------|
| \$ |

| Total Monthly |
|---------------|
| \$ |

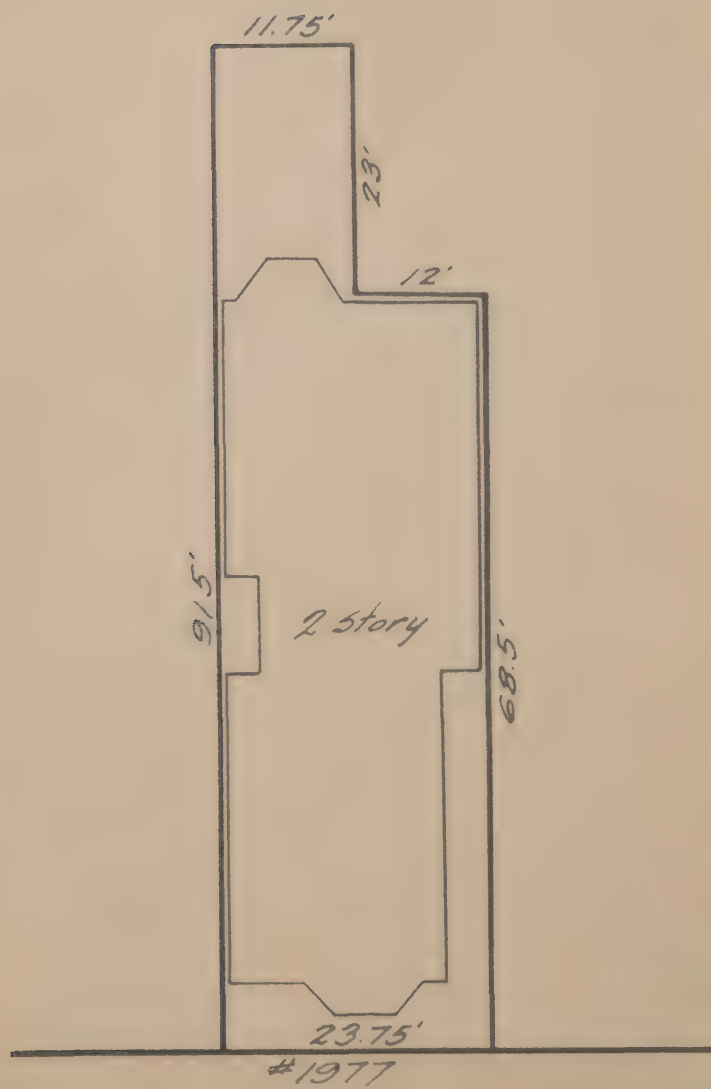
85
85
170 x 110

18,700

LAND
IMPROVEMENTS

\$ 9,000
9,500

MARKET VALUE OF PROPERTY \$ 18,500



BUSH STREET



APPRAISAL

5-9

OWNER: Iye Izumi et al
PROPERTY ADDRESS: 1927 Bush Street

PARCEL NO. 675-24
DATE ACQ: 9-29-59

OWNER'S ADDRESS: 1732 Buchanan Street

IRS:
CONSID: \$18,000
BEST USE: Flats

ZONING: R-3

PRESENT USE: Flats

ASSESSED VALUE: Land \$ 920.00
Imps. 800.00
\$ 1,720.00

TAXES: \$ 142.94

LAND: DIMENSION 23.75 x 91.5 = 2,173 ✓ s.f.

IMPROVEMENTS: Condition Poor

Effective Age 50 ±

2 st. fr. str. with 3 rms. on 1st flr. and 4 rms. on 2nd flr.

SUMMATION APPROACH:

Rounded to

| | | | |
|--------------|----------------------|---------------|----------|
| Land | 2,173 s.f. @ \$4.83± | \$ 10,500 ✓ | |
| Improvements | 1,528 s.f. @ 4.90 | 7,487 ✓ | |
| | | <u>17,987</u> | \$18,000 |

MARKET COMPARISON:

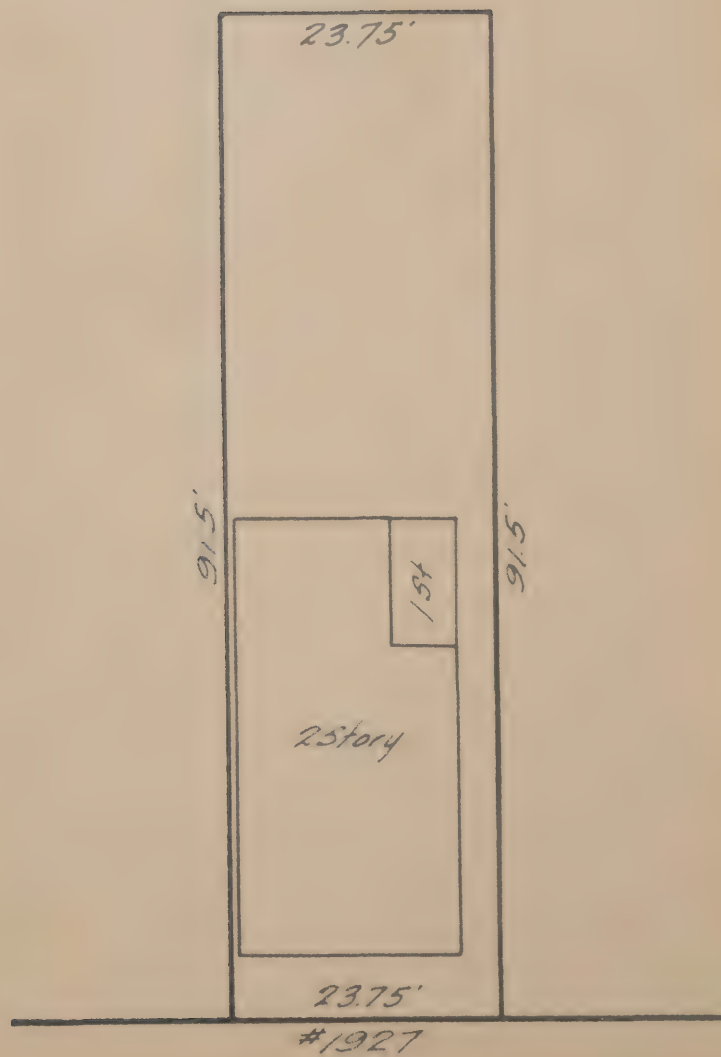
| | | | |
|-----------------------|------------------------|-------------|--------|
| Sales Most Comparable | 675-32; 675-23; 675-24 | | |
| 2,173 | s.f. @ \$ 8.30 | \$ 18,035 ✓ | 18,000 |

INCOME APPROACH:

| Units | Actual | Fair | Total Monthly | |
|---------|--------|------|--------------------|--------|
| 1-3 rm. | \$ 60 | \$ | \$ 65 | |
| 1-4 rm. | 65 | | 70 | |
| | | | <u>135</u> x 130 = | |
| | | | 17,550 | 17,600 |

| | |
|--------------|--------------|
| LAND | \$ 10,500 |
| IMPROVEMENTS | <u>7,500</u> |

MARKET VALUE OF PROPERTY \$ 18,000



BUSH STREET

675-



APPRAISAL

OWNER: Fred Toshio Morioka et al
PROPERTY ADDRESS: 1923 Bush Street

PARCEL NO. 675-26
DATE ACQ: 8-25-38

OWNER'S ADDRESS: Unknown

IRS: no
CONSID: NS
BEST USE: Flats

ZONING: R-3 PRESENT USE: Com.

ASSESSED VALUE: Land \$ 1,350.00
Imps. 700.00
\$ 2,050.00

TAXES: \$ 170.36

LAND: DIMENSION 30 x 137.5 = 4,125 s.f.

IMPROVEMENTS: Condition Good Effective Age 50

2 st. fr. str. with 6 rms. on 1st flr. and 4 rms. on 2nd flr.

SUMMATION APPROACH:

Rounded to

| | | | |
|--------------|----------------------|-----------|----------|
| Land | 4,125 s.f. @ \$4.48+ | \$ 18,500 | |
| Improvements | 2,689 s.f. @ 1.00 | 2,689 | |
| | | 21,189 | \$21,200 |

MARKET COMPARISON:

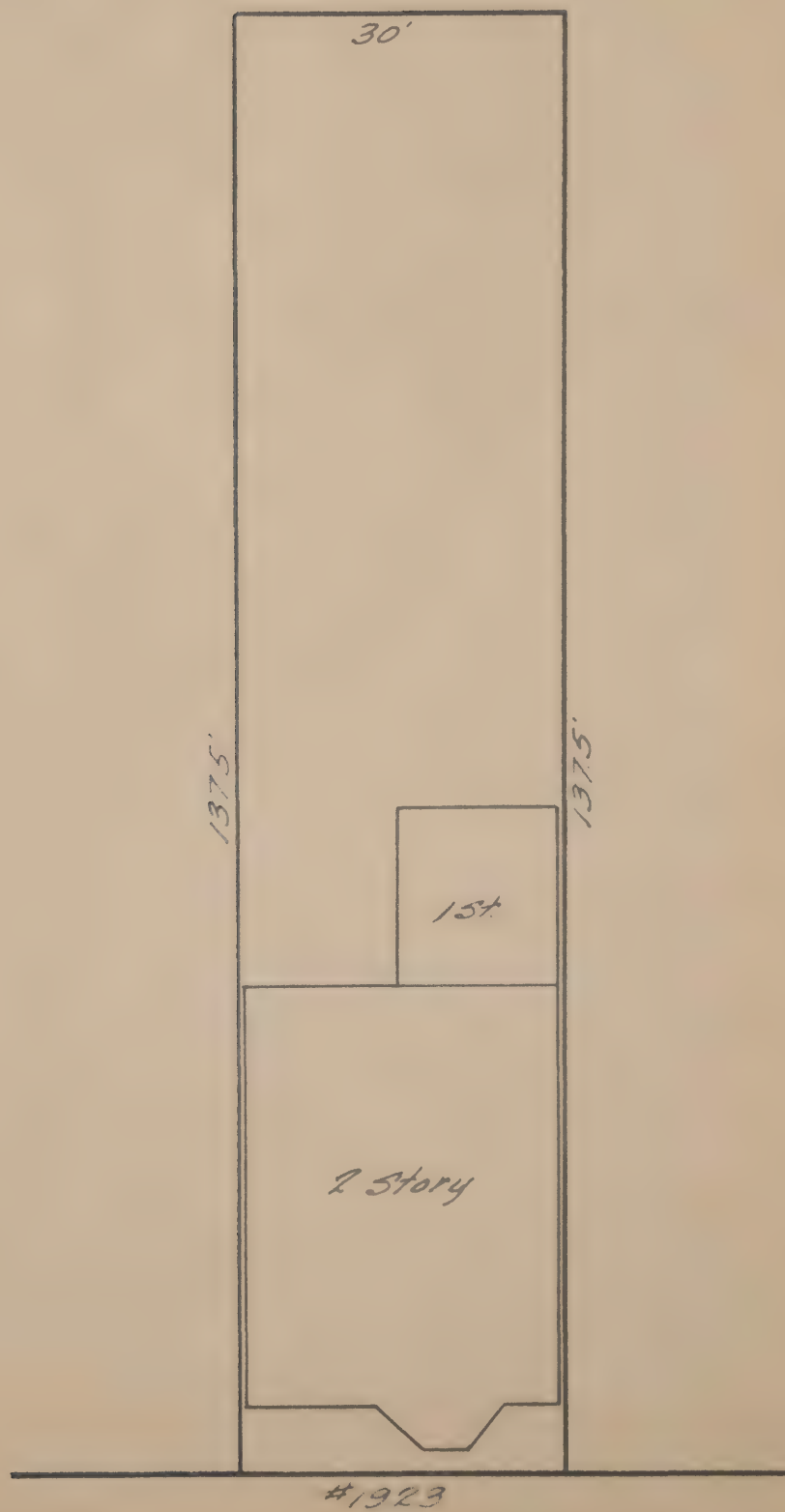
| | | | |
|-----------------------|----------------|-----------|--------|
| Sales Most Comparable | 675-23; 684-15 | | |
| 4,125 | s.f. @ \$ 5.00 | \$ 20,625 | 20,600 |

INCOME APPROACH: Not applicable

| Units | Actual | Fair | Total Monthly |
|-------|--------|------|---------------|
| | \$ | \$ | \$ |

| | |
|--------------|-----------|
| LAND | \$ 18,500 |
| IMPROVEMENTS | 2,500 |

MARKET VALUE OF PROPERTY \$ 21,000



BUSH STREET

675



APPRAISAL

5-6

OWNER: Koji Murata
 PROPERTY ADDRESS: 1919 Bush Street
 OWNER'S ADDRESS: 1919 Bush Street
 ZONING: R-3 PRESENT USE: Store

PARCEL NO. 675-27
 DATE ACQ: 3-24-31
 IRS: no
 CONSID: NS
 BEST USE: Store

ASSESSED VALUE: Land \$ 2,480.00
 Imps. 350.00
 \$ 2,830.00

TAXES: \$ 235.18

LAND: DIMENSION 50 x 137.5 = 6,875 ✓ s.f.

IMPROVEMENTS: Condition Fair Effective Age 40 ±

A complex of 3-1 st. fr. bldgs. similar to greenhouse construction. One of the bldgs. has concrete tanks set in the floor and the open area to the rear is also a complex of concrete tanks approximately 1 foot deep. The plant is old and most of the tanks are not used.

SUMMATION APPROACH:

Rounded to

| | | |
|---|---------------------|---------------|
| Land | 6,875 s.f. @ \$4.50 | \$ 31,000 ✓ |
| Improvements | 3,283 s.f. @ 2.50 | \$8,207 ✓ |
| On-site imp. special plumbing, wiring and conc. tanks | <u>5,000</u> | <u>13,207</u> |
| | | <u>44,207</u> |

\$44,200 ✓

MARKET COMPARISON:

| | |
|-----------------------|----------------------------|
| Sales Most Comparable | No direct comparable sales |
| 6,875 s.f. @ \$ 6.50 | \$ 44,688 |

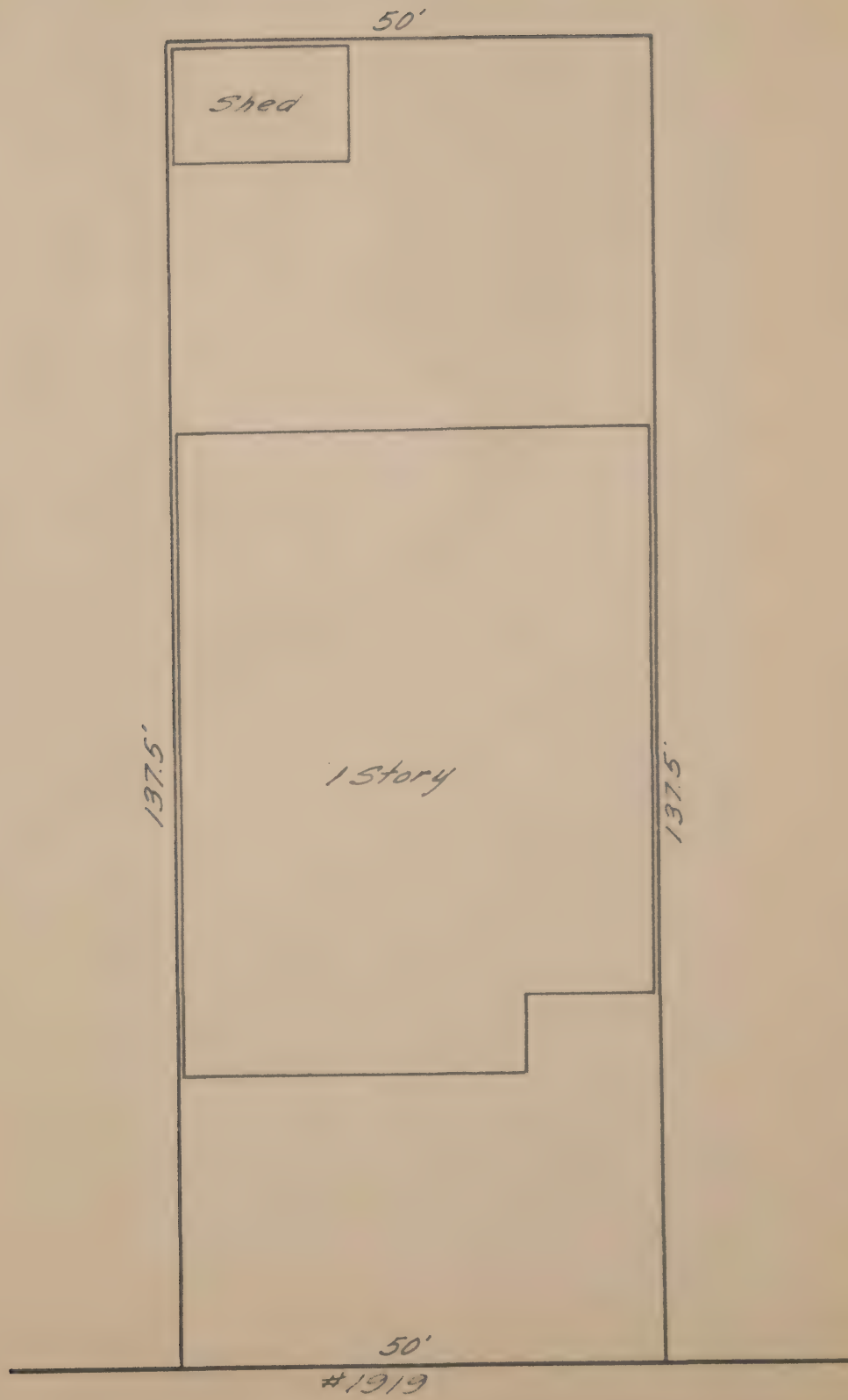
44,700 ✓

INCOME APPROACH:

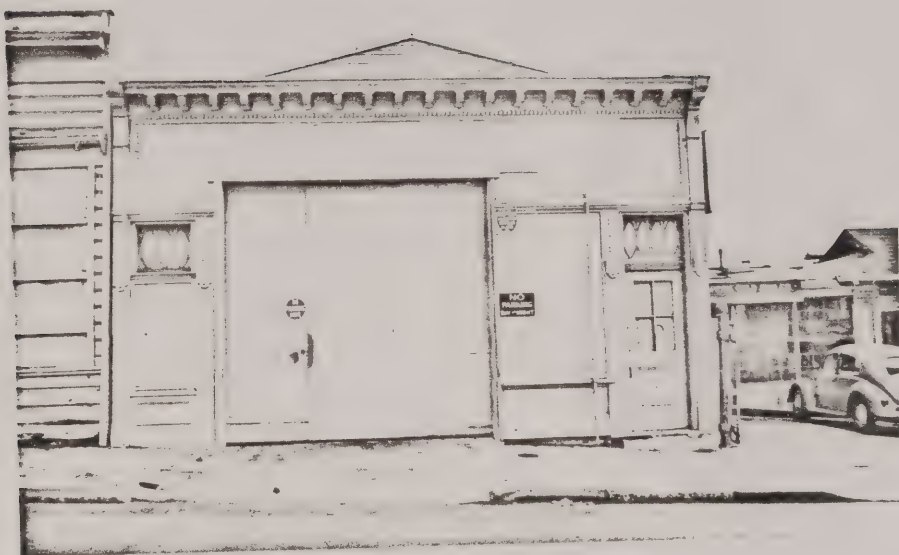
| <u>Units</u> | <u>Actual</u> | <u>Fair</u> | <u>Total Monthly</u> |
|--------------|---------------|-------------|----------------------|
| | \$ | \$ | \$ |
| owner | | | 450 x 100 |
| | | | 45,000 ✓ |

| | |
|--------------|---------------|
| LAND | \$ 31,000 |
| IMPROVEMENTS | <u>13,000</u> |

MARKET VALUE OF PROPERTY \$ 44,000



BUSH STREET



APPRAISAL

5-5

OWNER: Chester D. Palmer et ux
PROPERTY ADDRESS: 1915 Bush Street

PARCEL NO. 675-28
DATE ACQ: 12-30-60

OWNER'S ADDRESS: 1887 27th Avenue

IRS: \$5.55
CONSID: N.S.
BEST USE: Apt.

ZONING: R-3

PRESENT USE: Warehouse & Garage

ASSESSED VALUE: Land \$ 1,360.00
Imps. 500.00
\$ 1,860.00

TAXES: \$ 154.56

LAND: DIMENSION 27.5 x 137.5 = 3,781 s.f. ✓

IMPROVEMENTS: Condition Poor

Effective Age 45 ±

1 st. fr. str. used as garage and warehouse.

SUMMATION APPROACH:

Rounded to

Land 3,781 s.f. @ \$4.49+
Improvements 1,705 s.f. @ nominal

\$17,000 ✓
500
17,500

\$17,500

MARKET COMPARISON:

Sales Most Comparable

3,781 s.f. @ \$ 4.60

\$ 17,392 ✓

17,400

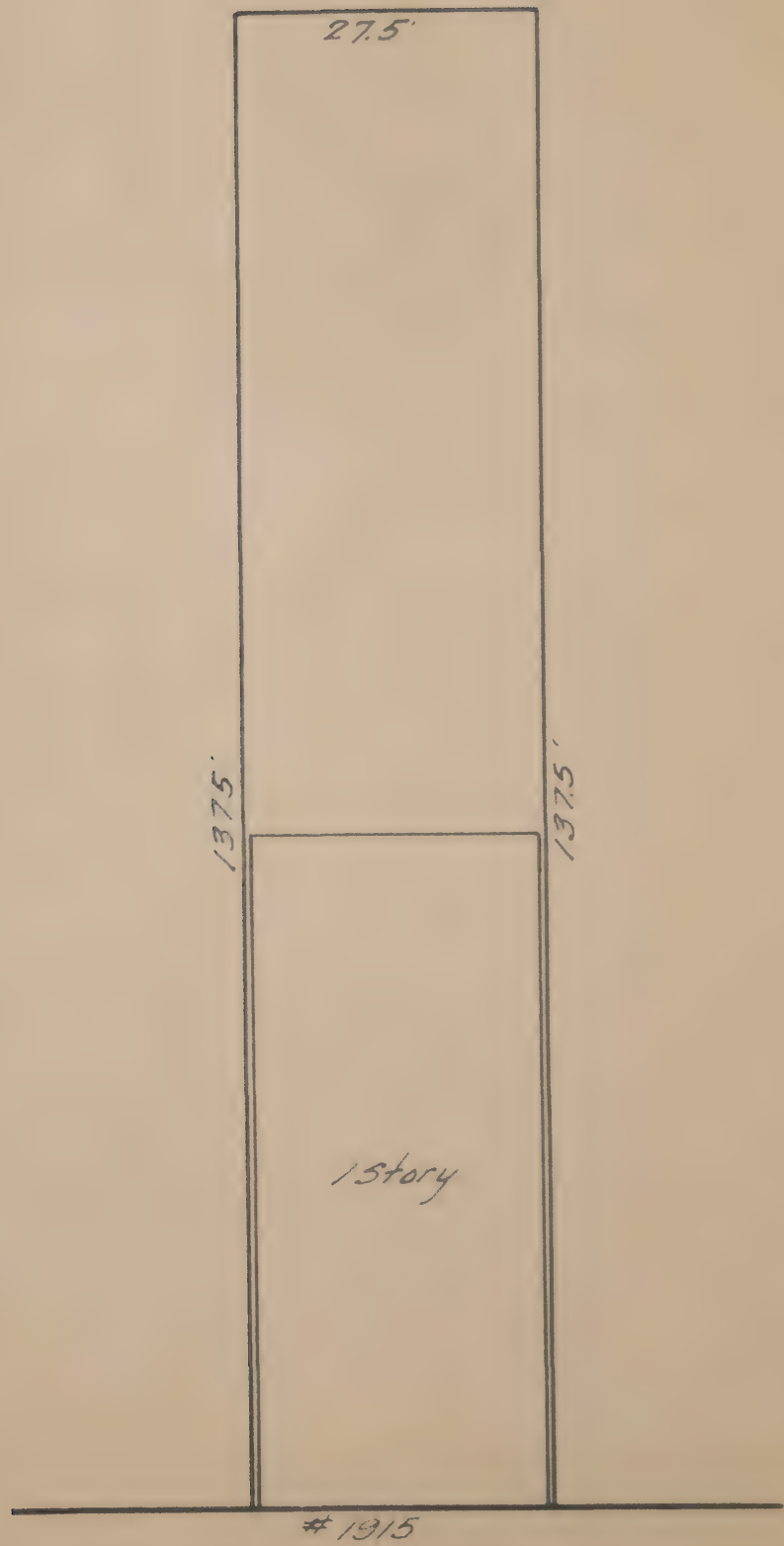
INCOME APPROACH:

| Units | Actual | Fair | Total Monthly |
|-------|--------|------|---------------|
| | \$ | \$ | \$ |

The warehouse on this parcel is under a 10 yr. lease @ \$75/mo. This lease rental does not represent fair rental.

| | |
|--------------|-----------|
| LAND | \$ 17,000 |
| IMPROVEMENTS | - |

MARKET VALUE OF PROPERTY \$ 17,000



BUSH STREET



APPRAISAL

5-4

OWNER: Koji Murata
PROPERTY ADDRESS: 1913 Bush Street

PARCEL NO. 675-29
DATE ACQ: 9-12-32

OWNER'S ADDRESS: 1919 Bush Street

IRS: no
CONSID: NS
BEST USE: Apt.

ZONING: R-3

PRESENT USE: Warehouse

ASSESSED VALUE: Land \$ 1,240.00
Imps. 350.00
\$ 1,590.00

TAXES: \$ 132.12

LAND: DIMENSION 25 x 137.5 = 3,438 ✓

s.f.

IMPROVEMENTS: Condition Poor

Effective Age 45 ±

1 st. fr. warehouse

SUMMATION APPROACH:

Rounded to

Land 3,438 s.f. @ \$4.65+
Improvements 1,642 - nominal value

\$ 16,000 ✓
500

16,500

\$16,500

MARKET COMPARISON:

Sales Most Comparable 674-7; 674-8 (Land)
3,438 s.f. @ \$ 4.85

\$ 16,674 ✓

16,700

INCOME APPROACH:

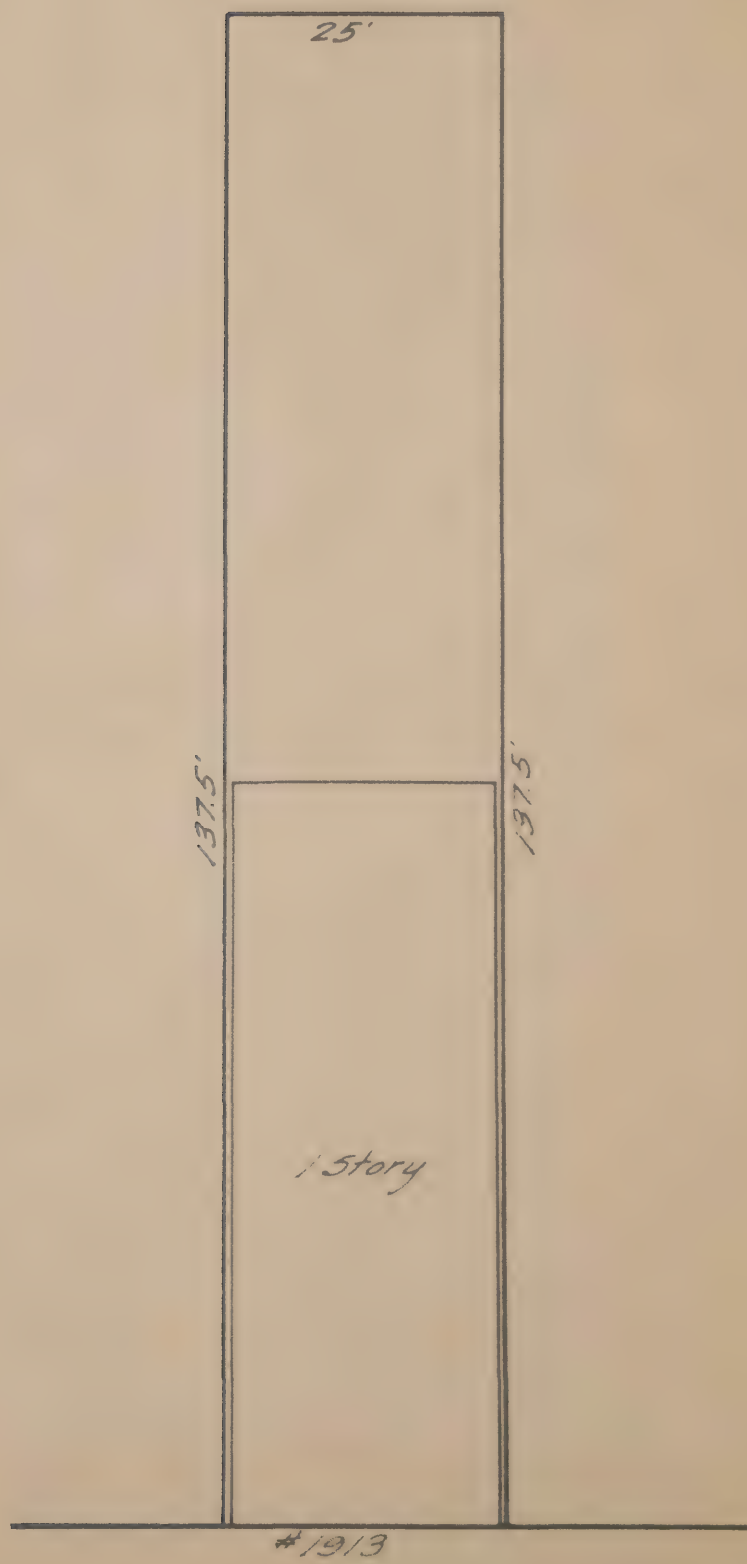
Not Applicable

| <u>Units</u> | <u>Actual</u> | <u>Fair</u> | <u>Total Monthly</u> |
|--------------|---------------|-------------|----------------------|
| | \$ | \$ | \$ |

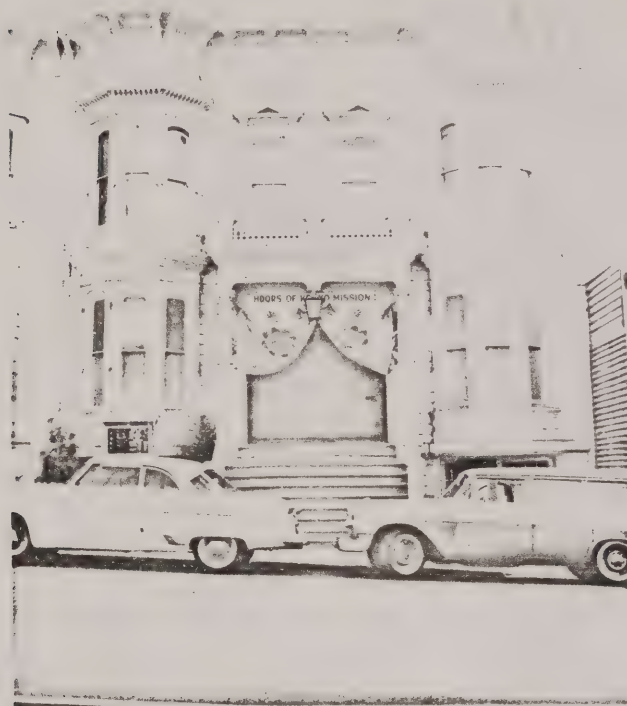
LAND
IMPROVEMENTS

\$ 16,000
500

MARKET VALUE OF PROPERTY \$ 16,500



BUSH STREET



APPRAISAL

5-3-78

OWNER: Konko-Kyo Church of San Francisco
 PROPERTY ADDRESS: 1909 Bush (30)
 1907 Bush (31)
 OWNER'S ADDRESS: 1909 Bush Street

PARCEL NO. 675-30,-31
 DATE ACQ: Various

IRS: no
 CONSID: NS
 BEST USE: Same

ZONING: R-3

PRESENT USE: Church & Res.

ASSESSED VALUE: Land \$ 2,270
 Imps. 1,500
 \$ 3,770

TAXES: \$ 152.48

LAND: DIMENSION Irregular = 5,858 s.f.

IMPROVEMENTS: Condition Fair Effective Age 50 ±

2 st. fr. str. used as church
 2 st. fr. 6 rm. single family dwelling.

SUMMATION APPROACH:

Rounded to

| | | | |
|--------------|---------------------|---------------|----------|
| Land | 5,858 s.f. @ \$4.60 | \$ 27,000 | |
| Improvements | | | |
| Church - | 4,418 s.f. @ \$1.50 | \$6,627 | ✓ |
| Res. - | 2,449 s.f. @ 2.00 | <u>4,898</u> | ✓ |
| | | 11,525 | |
| | | <u>38,525</u> | \$38,500 |

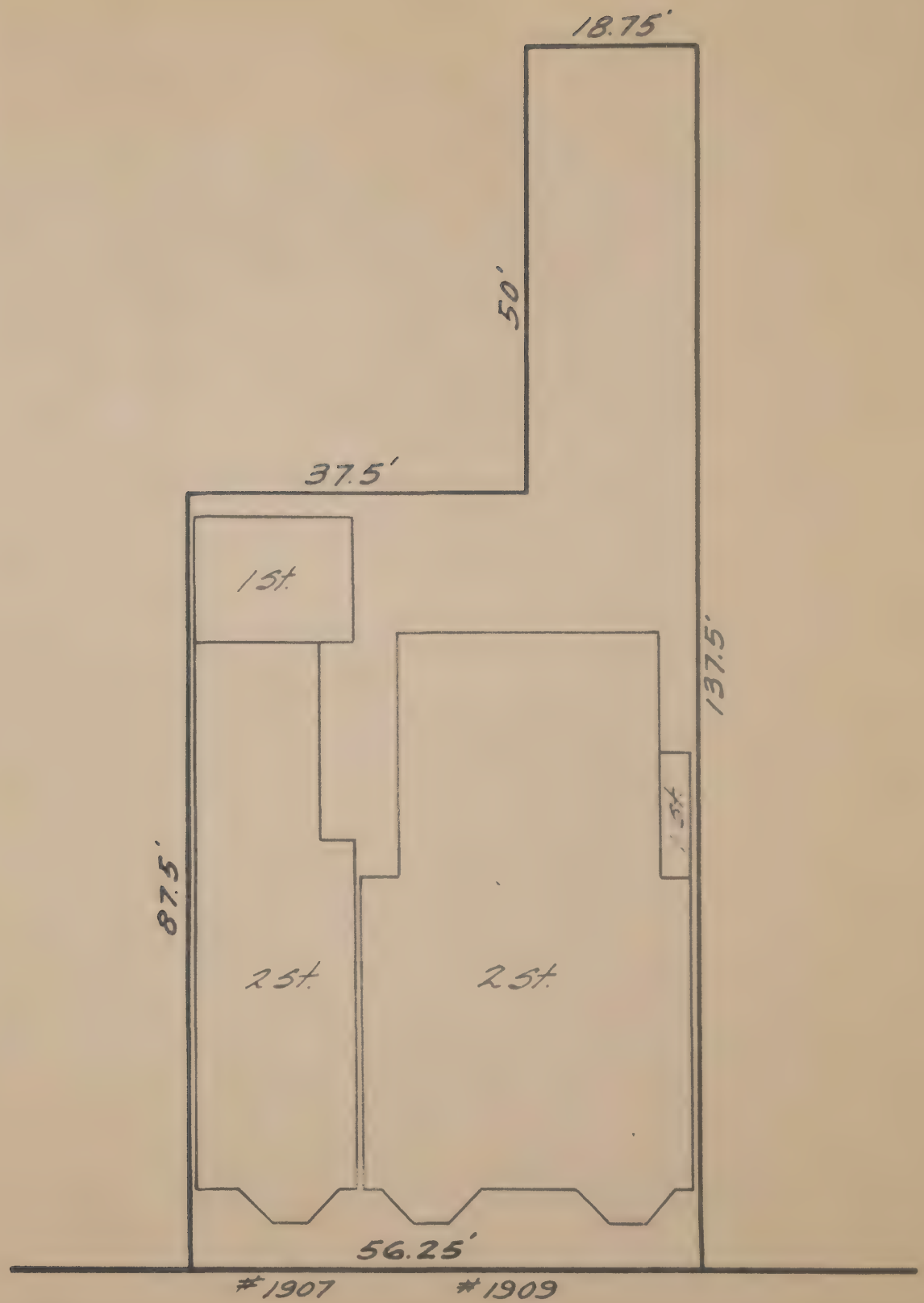
MARKET COMPARISON:

Sales Most Comparable
 5,858 s.f. @ \$ 6.60 \$ 38,662 ✓ 38,700

INCOME APPROACH: Not applicable

| Units | Actual | Fair | Total Monthly |
|-------|--------|------|---------------|
| \$ | | \$ | \$ |

| | |
|--------------------------|---------------|
| LAND | \$ 27,000 |
| IMPROVEMENTS | <u>11,500</u> |
| MARKET VALUE OF PROPERTY | \$ 38,500 |



675-34



APPRAISAL

5-2

OWNER: Thomas C. Hagins
PROPERTY ADDRESS: 1905 Bush Street

PARCEL NO. 675-32
DATE ACQ: 11-3-60

OWNER'S ADDRESS: 405 Montgomery St., Rm. 814

IRS: \$18.15
CONSID: \$16,800
BEST USE: Apt.

ZONING: R-3 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 710.00
Impe. 950.00
\$ 1,660.00

TAXES: \$ 137.94

LAND: DIMENSION 18.75 x 87.5 = 1,640 s.f.

IMPROVEMENTS: Condition Fair Effective Age 50 ±

2 st. fr. str. with 6 rms. on each flr. Garage and storage in basement.

SUMMATION APPROACH:

Rounded to

| | | | |
|--------------|----------------------|---------------|----------|
| Land | 1,640 s.f. @ \$4.87± | \$8,000 | |
| improvements | 2,516 s.f. @ 4.00 | 10,064 | ✓ |
| | | <u>18,064</u> | \$18,100 |

MARKET COMPARISON:

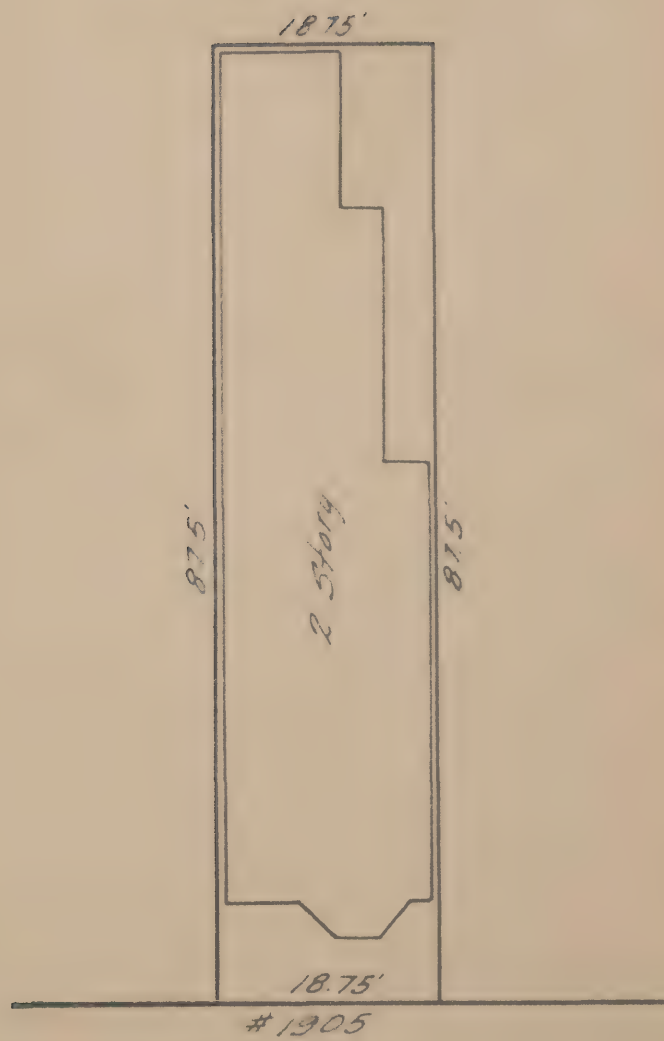
| | | | |
|-----------------------|------------------------|-----------|----------|
| Sales Most Comparable | 675-32; 675-23; 675-24 | | |
| | 1,640 s.f. @ \$ 11.00 | \$ 18,040 | ✓ 18,000 |

INCOME APPROACH:

| Units | Actual | Fair | Total Monthly | |
|--------|--------|------|------------------|----------|
| Garage | \$ 15 | \$ | \$ 15 | |
| 6 rms. | 85 | | 85 | |
| 6 rms. | 85 | | 85 | ✓ |
| | | | <u>185</u> x 100 | 18,500 ✓ |

| | |
|--------------|---------------|
| LAND | \$ 8,000 |
| IMPROVEMENTS | <u>10,000</u> |

MARKET VALUE OF PROPERTY \$ 18,000



BUSH STREET



*

| | | | | |
|---|---|---|---|---|
| 5 | 0 | 0 | 0 | 0 |
| 2 | 9 | 0 | 0 | 0 |
| 2 | 5 | 5 | 0 | 0 |
| 4 | 7 | 0 | 0 | 0 |
| 4 | 3 | 0 | 0 | 0 |
| 5 | 3 | 0 | 0 | 0 |
| 2 | 2 | 0 | 0 | 0 |
| 2 | 8 | 5 | 0 | 0 |
| 4 | 4 | 0 | 0 | 0 |
| 2 | 1 | 0 | 0 | 0 |
| 1 | 6 | 0 | 0 | 0 |
| 1 | 6 | 0 | 0 | 0 |
| 1 | 6 | 5 | 0 | 0 |
| 1 | 6 | 5 | 0 | 0 |
| 5 | 2 | 0 | 0 | 0 |
| 1 | 7 | 5 | 0 | 0 |
| 1 | 7 | 5 | 0 | 0 |
| 2 | 5 | 5 | 0 | 0 |
| 2 | 6 | 5 | 0 | 0 |
| 3 | 2 | 0 | 0 | 0 |
| 5 | 0 | 0 | 0 | 0 |
| 5 | 8 | 0 | 0 | 0 |
| 3 | 0 | 0 | 0 | 0 |
| 3 | 1 | 0 | 0 | 0 |
| 2 | 2 | 0 | 0 | 0 |
| 1 | 1 | 5 | 0 | 0 |
| 1 | 4 | 0 | 0 | 0 |
| 2 | 4 | 5 | 0 | 0 |
| 1 | 6 | 0 | 0 | 0 |
| 8 | 5 | 6 | 0 | 0 |

*
*
*



Block 676

| | NAME | LAND | IMPS. | TOTAL |
|----------|------------------------------------|-----------|-----------|-----------|
| -1 | M. Ashizawa et al | \$ 10,000 | \$ 40,000 | \$ 50,000 |
| -2,-3 | Hideo Nakai | 15,000 | 14,000 | 29,000 |
| -4 | Toshio H. Horio & Michiko Horio | 8,500 | 17,000 | 25,500 |
| -5 | Jack Magotsugu Hirose | 21,000 | 26,000 | 47,000 |
| -6 | George Morino et al | 23,000 | 20,000 | 43,000 |
| -7 | Kay K. Omi et ux | 22,000 | 31,000 | 53,000 |
| -9 | Lucile G. Bufford | 23,500 | - 1,500* | 22,000 |
| -10 | Boris Erdiakoff | 23,000 | 5,500 | 28,500 |
| -11 | F.L. Santos | 25,000 | 19,000 | 44,000 |
| -12 | Katsunori Handa | 17,500 | 3,500 | 21,000 |
| -13 | M.P. Neville et vir | 8,500 | 7,500 | 16,000 |
| -13A | Wilkins Estates Inc. | 8,500 | 7,500 | 16,000 |
| -13B | Northern Counties Title Inc. | 8,500 | 8,000 | 16,500 |
| -13C | J. Harris | 8,500 | 8,000 | 16,500 |
| -14 | Paul Vlautin et al | 27,000 | 25,000 | 52,000 |
| -15 | Carlos H. Melendez | 15,500 | 2,000 | 17,500 |
| -16 | LeRoy Larry Bryant | 14,000 | 3,500 | 17,500 |
| -17 | Bessie James | 10,000 | 15,500 | 25,500 |
| -18 | Kengo Omi et ux | 10,000 | 16,500 | 26,500 |
| -19 | Harry N. Yamamoto et al | 14,000 | 18,000 | 32,000 |
| -20,-20A | Anchor Realty, a co-partnership | 22,000 | 28,000 | 50,000 |
| -21,-22 | Yoshio Kume et al | 35,000 | 23,000 | 58,000 |
| -23 | Christine Baker | 22,000 | 8,000 | 30,000 |
| -24 | Shuzo Kumano et ux | 22,000 | 9,000 | 31,000 |
| -25 | John F. Wilson et ux | 21,000 | 1,000 | 22,000 |
| -26 | Emma L. Hadley | 8,500 | 3,000 | 11,500 |
| -26A | Samuel Vance | 11,000 | 3,000 | 14,000 |

BLOCK 676 - Cont.

| | NAME | LAND | IMPS. | TOTAL |
|------|-------------------------------------|--------------|-----------------|---------------|
| -29 | Golden Gate Inst.,a Calif. corp. | \$ 10,000 | \$ 14,500 | \$ 24,500 |
| -29A | Bijou Turner | <u>9,000</u> | <u>7,000</u> | <u>16,000</u> |
| | | \$473,500 | \$384,000 | \$856,000 |
| | | | <u>- 1,500*</u> | |
| | | | \$382,500 | |



HOLMES 1962

APPRAISAL

OWNER: M. Ashizawa et al
 PROPERTY ADDRESS: 1869 Buchanan Street

PARCEL NO. 676-1
 DATE ACQ: 8-28-59

OWNER'S ADDRESS: 1698 Post Street

IRS: \$49.50
 CONSID: \$45,000
 BEST USE: Apts.

ZONING: R-3 PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 1,160.00
 Imps. 6,250.00
 \$ 7,410.00

TAXES: \$ 615.78

LAND: DIMENSION 25 x 68.5 = 1,713 s.f.

IMPROVEMENTS: Condition Fair

Effective Age 60

4 st. bldg. with 4 rm. bsmt. apt. Each flr. has 2-4 rm. apts. All units have kitchen and bath.

SUMMATION APPROACH

Rounded to

| | | | |
|--------------|----------------------|---------------|----------|
| Land | 1,713 s.f. @ \$5.84+ | \$ 10,000 | |
| Improvements | 7,646 s.f. @ 5.30 | 40,524 | |
| | | <u>50,524</u> | \$50,500 |

MARKET COMPARISON:

| | | | |
|-----------------------|---------------|-----------|--------|
| Sales Most Comparable | 676-7; 683-29 | | |
| 1,713 s.f. @ | \$ 29.20 | \$ 50,020 | 50,000 |

INCOME APPROACH:

| Units | Actual | Fair | Total Monthly | |
|---------|------------|-----------|---------------|--------|
| 9-4 rm. | \$ refused | \$ 65 ea. | \$ 585 x 90 = | |
| | | | 52,650 | 52,700 |

Bldg. being remodeled, estimate \$5,000 spent now with \$10,000 more to put bldg. in livable condition. This appraisal does not include the amount spent for inspection.

| | |
|--------------------------|---------------|
| LAND | \$ 10,000 |
| IMPROVEMENTS | <u>40,000</u> |
| MARKET VALUE OF PROPERTY | \$ 50,000 |

BUCHANAN STREET

#1869

25'

4 Story

68.5'

#2001

BUSH STREET

676-
2



APPRAISAL

6-30

OWNER: Hideo Nakai
 PROPERTY ADDRESS: 1845 Buchanan Street (2)
 1841 Buchanan Street (3)
 OWNER'S ADDRESS: 1845 Buchanan Street

PARCEL NO. 676-2,-3
 DATE ACQ: 12-5-32

ZONING: R-3

PRESENT USE: Single fam.
 and flats

IRS: NS
 CONSID: NS
 BEST USE: Apts.

ASSESSED VALUE: Land \$ 1,510.00
 Imps. 2,200.00
 \$ 3,710.00

TAXES: \$ 308.30

LAND: DIMENSION 17 x 68.75 (2) = 3,025 ✓ s.f.
 27 x 68.75 (3)

IMPROVEMENTS: Condition Fair-to-good Effective Age 35 (2)
 60 (3)

- (2) 1 st., 4 rm. single family home with full high basement
 used as garage., good condition.
 (3) 2 st. flats each unit containing 5 rms., Fair to good
 condition.

SUMMATION APPROACH:

Rounded to

| | | | |
|--------------|-------------------------|---------------|----------|
| Land | 3,025 s.f. @ \$4.96+ | \$ 15,000 ✓ | |
| Improvements | (2) 1,083 s.f. @ \$5.00 | \$5,415 | |
| | (3) 2,712 s.f. @ 3.30 | 8,950 | |
| | | <u>14,365</u> | |
| | | 14,365 | |
| | | <u>29,365</u> | \$29,400 |

MARKET COMPARISON: (2) 686-6; 677-41
 Sales Most Comparable (3) 687-34; 675-24
 3,025 s.f. @ \$ 9.50

\$ 28,738 ✓ 28,700

INCOME APPROACH:

| Units | Actual | Fair | Total Monthly |
|-------|--------|------|--------------------|
| 1-5 | \$ 75 | \$ | \$ 75 |
| 1-5 | Owner | | 75 |
| 1-4 | Owner | | 85 |
| | | | <u>235</u> x 120 = |
| | | | 28,200 ✓ |

| | |
|--------------|-----------|
| LAND | \$ 15,000 |
| IMPROVEMENTS | 14,000 |
| | <hr/> |

MARKET VALUE OF PROPERTY \$ 29,000



APPRAISAL

6-29

OWNER: Toshio H. Horio & Michiko Horio
 PROPERTY ADDRESS: 1835-39 Buchanan Street

PARCEL NO. 676-4
 DATE ACQ: 1-28-60

OWNER'S ADDRESS: 1839 Buchanan Street

IRS: No
 CONSID: NS
 BEST USE: Same

ZONING: R-3 PRESENT USE: 3 flats

ASSESSED VALUE: Land \$ 860.00
 Imps. 2,600.00
 \$ 3,460.00

TAXES: \$ 216.06

LAND: DIMENSION 25 x 68.75 = 1,719 ✓

s. f.

IMPROVEMENTS: Condition

Effective Age 60 ±

3 st., 3 flats ea. having 6 rms.

SUMMATION APPROACH:

Rounded to

| | | | |
|--------------|----------------------|------------------|----------|
| Land | 1,719 s.f. @ \$4.94+ | \$ 8,500.00 ✓ | |
| Improvements | 4,419 s.f. @ 3.90 | 17,234.00 | |
| | | <u>25,734.00</u> | \$25,700 |

MARKET COMPARISON:

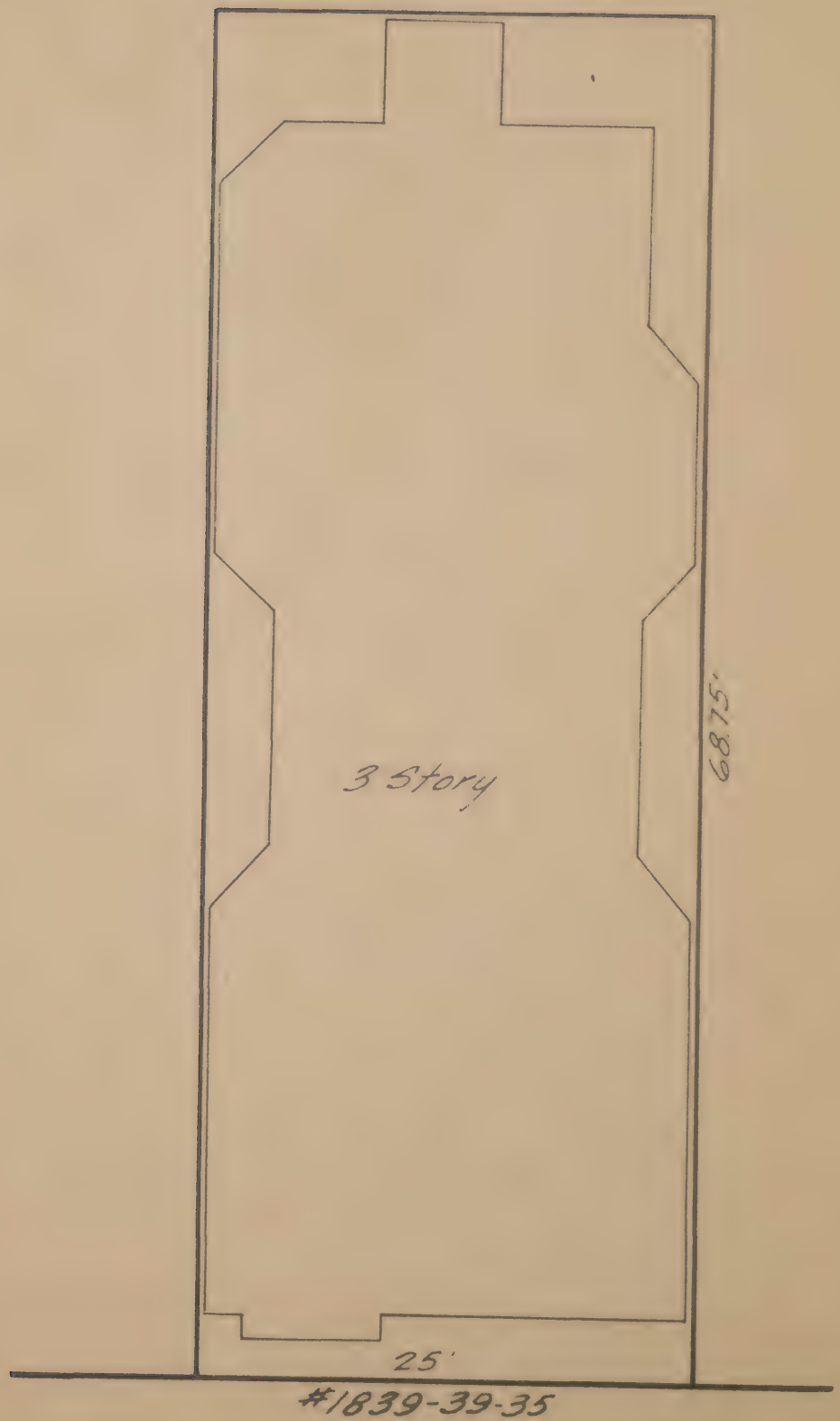
| | | | |
|-----------------------|----------------|-------------|--------|
| Sales Most Comparable | 660-37; 681-10 | | |
| 1,719 s.f. @ \$ 15.00 | | \$ 25,785 ✓ | 25,800 |

INCOME APPROACH:

| Units | Actual | Fair | Total Monthly | |
|---------|--------|------|------------------|----------|
| | \$ | \$ | \$ | |
| 1-6 rm. | 75 | | 85 | |
| 1-6 rm. | 70 | | 85 | |
| 1-6 rm. | Owner | | 85 | |
| | | | <u>255</u> x 100 | 25,500 ✓ |

| | |
|--------------|----------|
| LAND | \$ 8,500 |
| IMPROVEMENTS | 17,000 |
| | <hr/> |

MARKET VALUE OF PROPERTY \$ 25,500



BUCHANAN STREET



APPRAISAL

6-28

OWNER: Jack Magotsugu Hirose et al
PROPERTY ADDRESS: 1801-33 Buchanan Street

PARCEL NO. 676-5
DATE ACQ: 11-30-48

OWNER'S ADDRESS: 1245 Valencia

IRS: No
CONSID: NS
BEST USE: Apts.

ZONING: R-4 PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 2,740.00
Impe. 5,400.00
\$ 8,140.00

TAXES: \$ 639.20

LAND: DIMENSION 30 x 137.5 = 4,125 ✓ s. f.

IMPROVEMENTS: Condition Fair-to-poor Effective Age 70 ±

3 & 3½ st. apt. bldg. with illegal bsmt. apts. now used as storage. 1st flr. has 2-5 rm. units; 2nd flr. 1-5 rm. & 1-7 rm; 3rd flr. 1-5 rm. and 1-4 rm.; 4th flr. 1-2 rm.

SUMMATION APPROACH:

Rounded to

| | | | |
|--------------|----------------------|---------------|----------|
| Land | 4,125 s.f. @ \$5.09± | \$ 21,000 ✓ | |
| Improvements | 12,447 s.f. @ 2.10 | 26,139 ✓ | |
| | | <u>47,139</u> | \$47,100 |

MARKET COMPARISON:

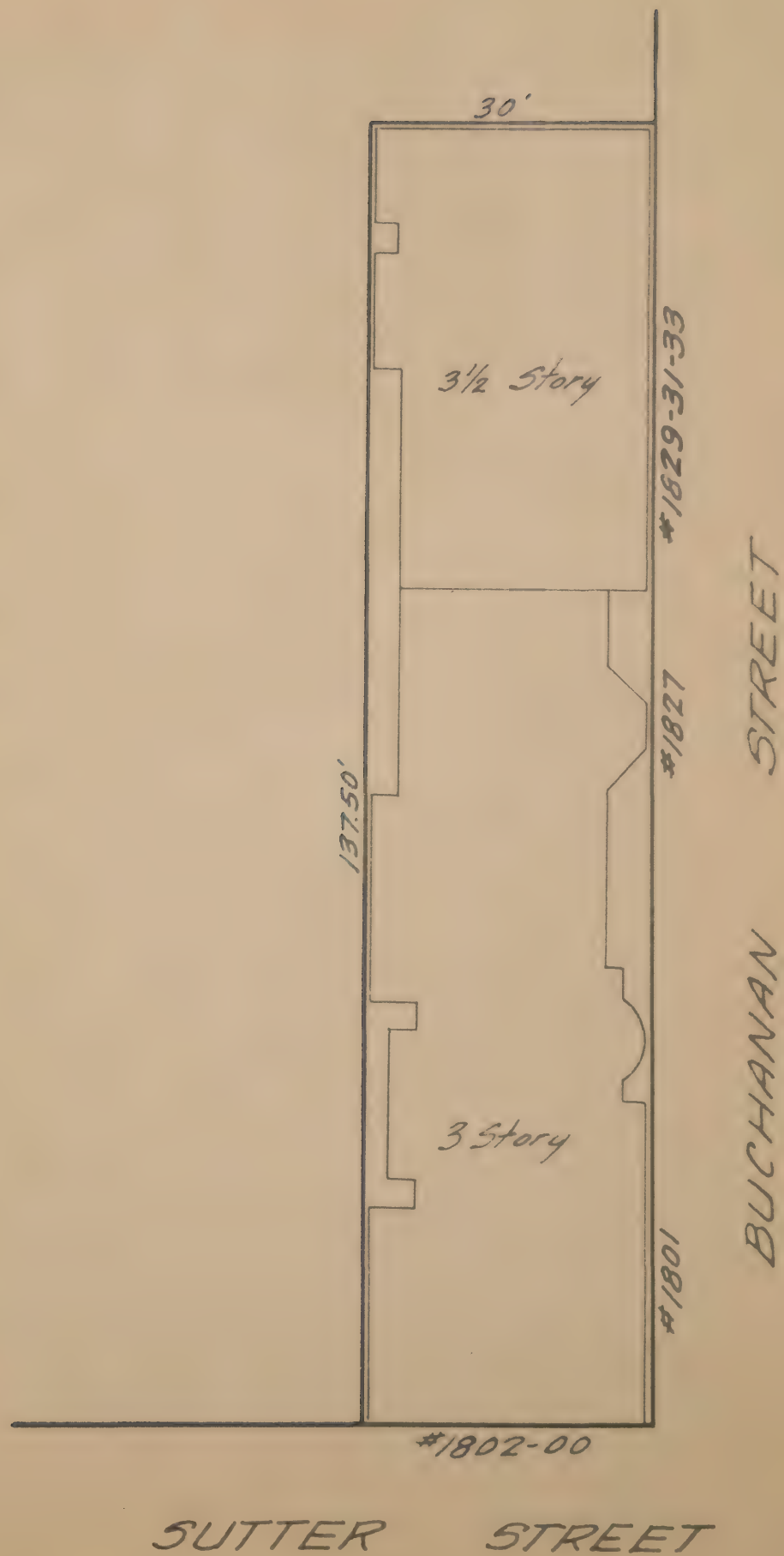
| | | | |
|-----------------------|-----------------|-------------|--------|
| Sales Most Comparable | 676-1; 654-9 | | |
| 4,125 | s.f. @ \$ 11.50 | \$ 47,438 ✓ | 47,400 |

INCOME APPROACH:

| Units | Actual | Fair | Total Monthly | |
|---------|--------|------|--------------------|----------|
| 4-5 rm. | \$ 70 | \$ | \$ 300 | |
| 1-7 rm. | 75 | | 85 | |
| 1-2 rm. | Vacant | | 35 | |
| 1-4 rm. | ? | | 50 | |
| | | | <u>470</u> x 100 ✓ | 47,000 ✓ |

| | |
|--------------|---------------|
| LAND | \$ 21,000 |
| IMPROVEMENTS | <u>26,000</u> |

MARKET VALUE OF PROPERTY \$ 47,000





APPRAISAL

6-27

OWNER: George Morino et al
PROPERTY ADDRESS: 1804-08 Sutter Street

PARCEL NO. 676-6
DATE ACQ: -

OWNER'S ADDRESS: 1806 Sutter Street

IRS:
CONSID: NS
BEST USE: Apts.

ZONING: R-4 PRESENT USE: Store & Flats

ASSESSED VALUE: Land \$ 2,620.00
Imps. 3,300.00
\$ 5,920.00

TAXES: \$ 413.00

LAND: DIMENSION 38.75 x 137.50 = 5,328 s.f.

IMPROVEMENTS: Condition Fair Effective Age 70 ±

3 st. str., 3 rm. store on 1st. 9 rm. flat on 2nd and
2-4 rm. apts. on 3rd.

SUMMATION APPROACH:

Rounded to

| | | | |
|-------------------------------|----------------------|-------------|----------|
| Land | 5,328 s.f. @ \$4.31± | \$ 23,000 ✓ | |
| Improvements | | | |
| Bldg. | 6,720 s.f. @ \$2.60 | \$17,472 ✓ | |
| Storage sheds | 300 | | |
| Store fix. inc. walk-in boxes | 2,500 | | |
| | | 20,272 ✓ | |
| | | 43,272 | \$43,300 |

MARKET COMPARISON:

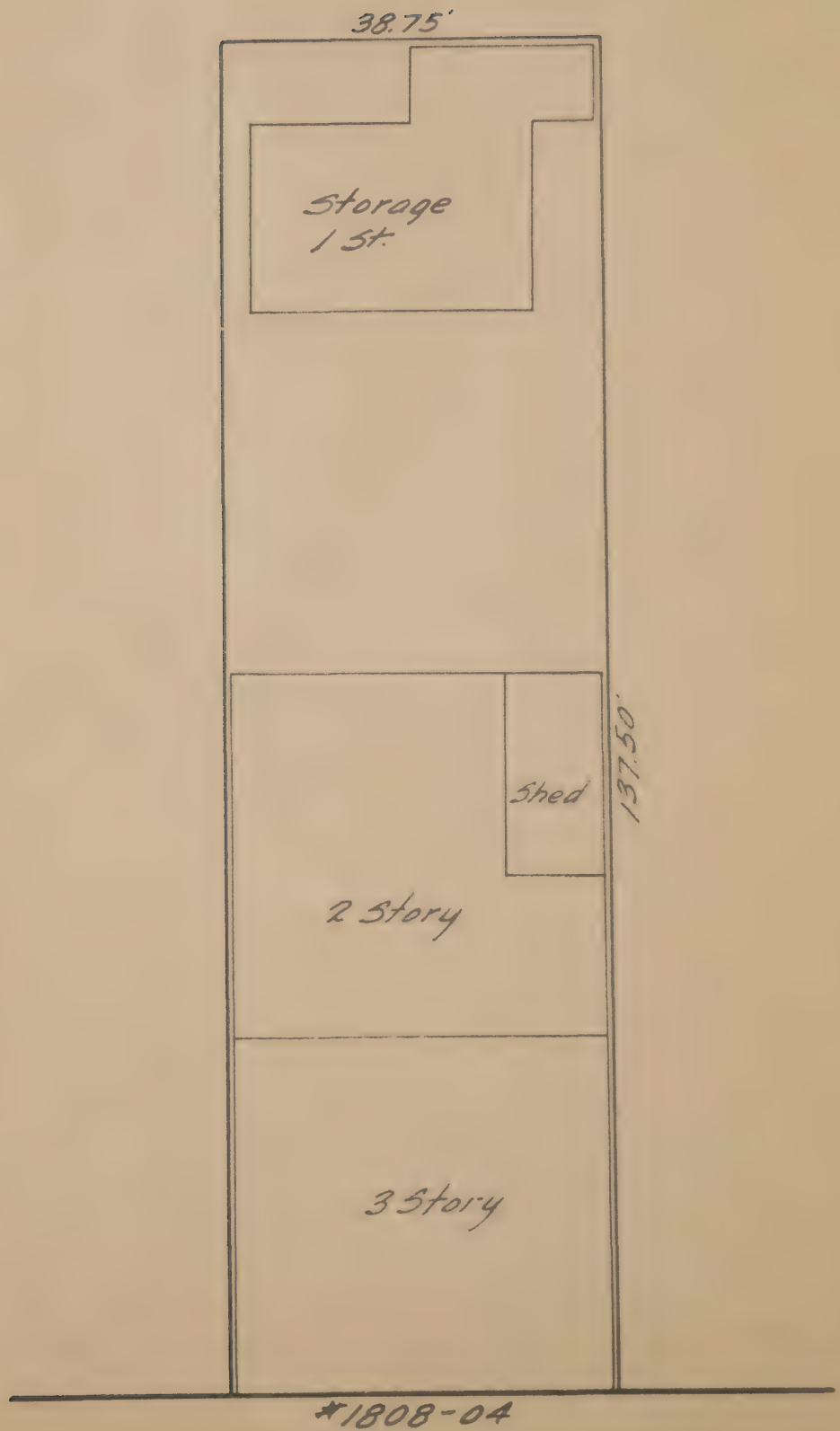
| | | | |
|-----------------------|-------------|--|--------|
| Sales Most Comparable | | | |
| 5,328 s.f. @ \$ 8.00 | \$ 42,624 ✓ | | 42,600 |

INCOME APPROACH:

| Units | Actual | Fair | Total Monthly | |
|---------|--------|------|---------------|--------|
| | \$ | \$ | \$ | |
| Store | owner | | 145 | |
| 1-9 rm. | Owner | | 120 | |
| 2-4 rm. | ? | | 130 | |
| | | | 395 x 110 = | |
| | | | 43,450 ✓ | 43,500 |

| | |
|--------------|-----------|
| LAND | \$ 23,000 |
| IMPROVEMENTS | 20,000 |

MARKET VALUE OF PROPERTY \$ 43,000



SUTTER STREET



APPRAISAL

6-26

OWNER: Kay K. Omi et ux
 PROPERTY ADDRESS: 1820-22 Sutter Street
 OWNER'S ADDRESS: 1932 Pierce
 ZONING: R-4 PRESENT USE: Flats

PARCEL NO. 676-7
 DATE ACQ: 11-8-61 &
 11-7-61
 IRS: \$28.60 ea.
 CONSID: \$52,000
 BEST USE: Apts.

ASSESSED VALUE: Land \$ 2,320.00
 Imps. 4,750.00
 \$ 7,070.00

TAXES: \$ 587.52

LAND: DIMENSION 34.38 x 137.5 = 4,727 s.f.

IMPROVEMENTS: Condition Fair-to-poor Effective Age 70

Front bldg. - 3 st., 3 flats ea. containing 5 rms.
 Rear bldg. - 2 st., 2 flats on ea. flr. containing 4 rms. ea.

SUMMATION APPROACH:

Rounded to

| | | | |
|---------------------------|----------------------|---------------|----------|
| Land | 4,727 s.f. @ \$4.65± | \$ 22,000 | |
| Improvements | | | |
| Front - 5,466 s.f. @ 3.30 | \$18,038 ✓ | | |
| Rear - 3,712 s.f. @ 3.50 | <u>12,992</u> ✓ | | |
| | | 31,030 | |
| | | <u>53,030</u> | \$53,000 |

MARKET COMPARISON:

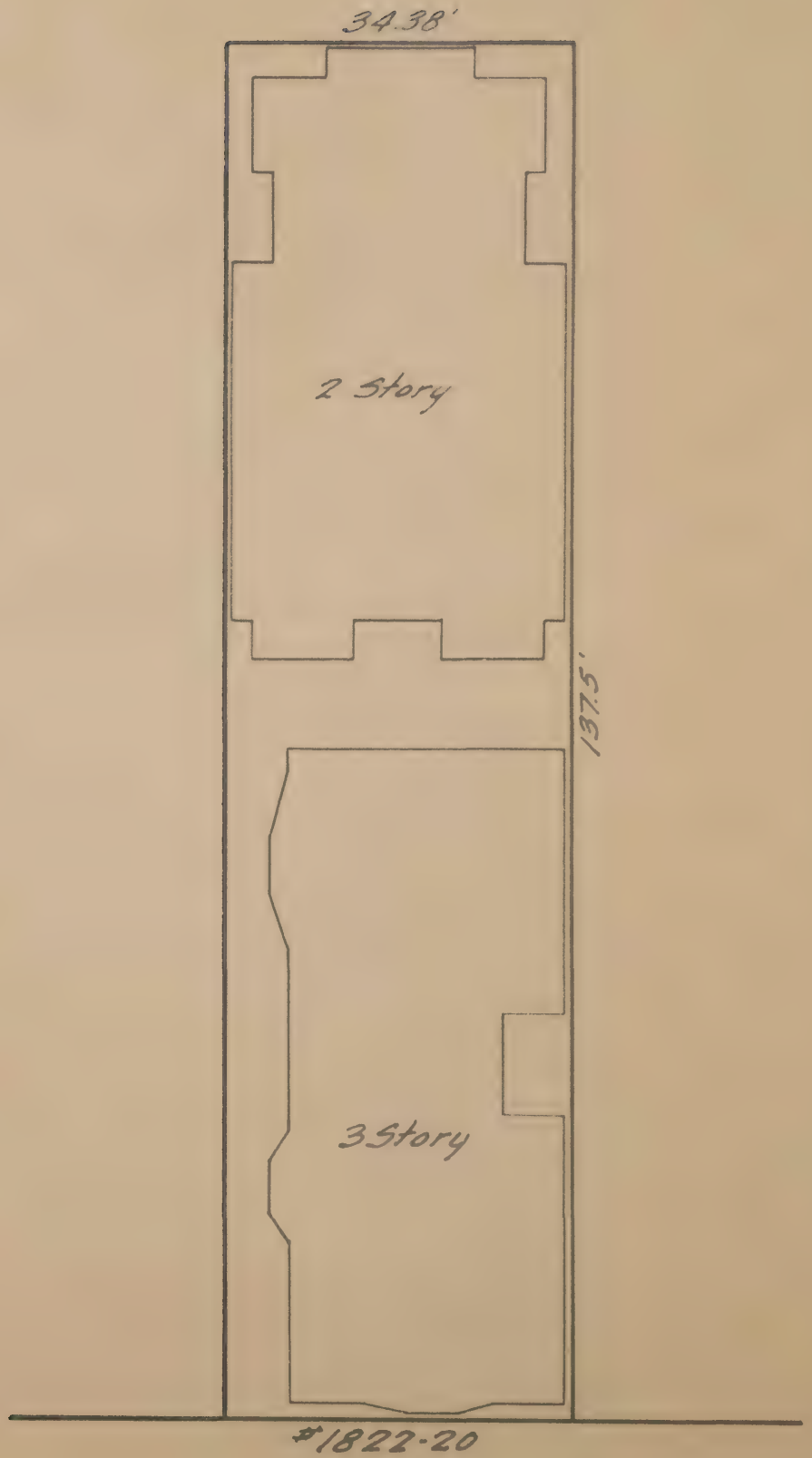
| | | | |
|-----------------------|-----------------|-------------|--------|
| Sales Most Comparable | 673-2; 687-2 | | |
| 4,727 | s.f. @ \$ 11.20 | \$ 52,942 ✓ | 52,900 |

INCOME APPROACH:

| Units | Actual | Fair | Total Monthly | |
|-------|--------|------|-------------------|--------|
| | \$ | \$ | \$ | |
| 4-4 | 75 | | 300 | |
| 3-5 | Vacant | | 255 | |
| | | | <u>555</u> x 95 = | |
| | | | 52,725 | 52,700 |

| | |
|--------------|---------------|
| LAND | \$ 22,000 |
| IMPROVEMENTS | <u>31,000</u> |

MARKET VALUE OF PROPERTY \$ 53,000



SUTTER STREET



APPRAISAL

6-24

OWNER: Lucile G. Bufford
PROPERTY ADDRESS: 1834 Sutter Street

PARCEL NO. 676-9
DATE ACQ: 7-11-61

OWNER'S ADDRESS: Unknown

IRS: No
CONSID: NS
BEST USE: Apts.

ZONING: R-4 PRESENT USE: Single fam.

ASSESSED VALUE: Land \$ 2,110.00
Imps. 900.00
\$ 3,010.00

TAXES: \$ 250.14

LAND: DIMENSION 31.25 x 137.5 = 4,297 ✓ s.f.

IMPROVEMENTS: Condition Very poor

Effective Age 70

2 st. vacant single family dwelling. Order by City to demolish.

SUMMATION APPROACH:

Rounded to

Land 4,297 s.f. @ \$5.47±
Improvements Cost to demolish

\$ 23,500 ✓
1,500

\$22,000

MARKET COMPARISON:

Sales Most Comparable 674-7; 674-8
4,297 s.f. @ \$ 5.25

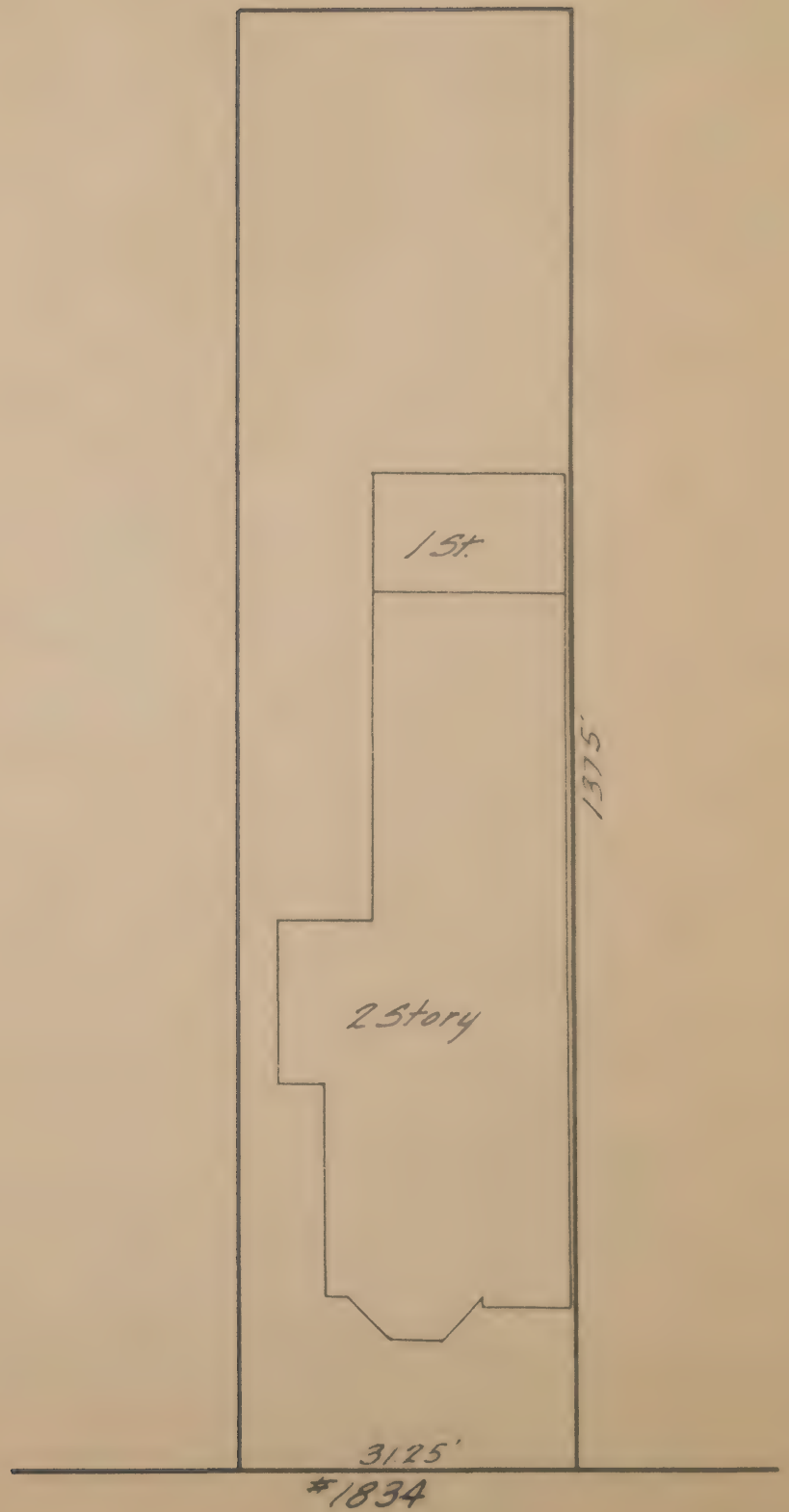
\$ 22,559 ✓

22,600

INCOME APPROACH:

| Units | Actual | Fair | Total Monthly |
|-------|--------|------|---------------|
| | \$ | \$ | \$ |

| | | |
|----------------|--------------------------|-----------|
| Cost to remove | LAND | \$ 23,500 |
| | IMPROVEMENTS | 1,500 |
| | | <hr/> |
| | MARKET VALUE OF PROPERTY | \$ 22,000 |



SUTTER STREET



APPRAISAL

6-23

OWNER: Boris Erdiakoff et al
PROPERTY ADDRESS: 1844-46 Sutter Street

PARCEL NO. 676-10
DATE ACQ: 1-27-53

OWNER'S ADDRESS: 3136 College Ave., Berkeley

IRS: No
CONSID: NS
BEST USE: Apts.

ZONING: R-4

PRESENT USE: Housekeeping and apts.

ASSESSED VALUE: Land \$ 2,530.00
Imps. 2,200.00
\$ 4,730.00

TAXES: \$ 393.06

LAND: DIMENSION 37.5 x 137.5 = 5,156 s.f.

IMPROVEMENTS: Condition See below Effective Age 70 ±

Front - 2 st. str. with 1-3 rm. bsmt. apt. having kit. & bath.
1st flr., 1-3 rm. & 2-2 rm. apts. having 3 kit. & 1 bath.
2nd flr., 2-2 rm. apts. & 3 hsekeeping units, 5 kit. or
kitchenettes & 1 bath. Bldg. is fair-to-good condition.
Rear - 1 st., 3 rm. rental unit in fair-to-poor condition.

SUMMATION APPROACH:

Rounded to

| | | | | |
|--------------|----------------------|-----------|---|----------|
| Land | 5,156 s.f. @ \$4.46± | \$ 23,000 | ✓ | |
| Improvements | | | | |
| Front | 4,946 s.f. @ 1.00 | \$4,946 | | |
| Rear | 578 s.f. @ 1.00 | 578 | | |
| | | 5,524 | ✓ | |
| | | 28,524 | ✓ | \$28,500 |

MARKET COMPARISON:

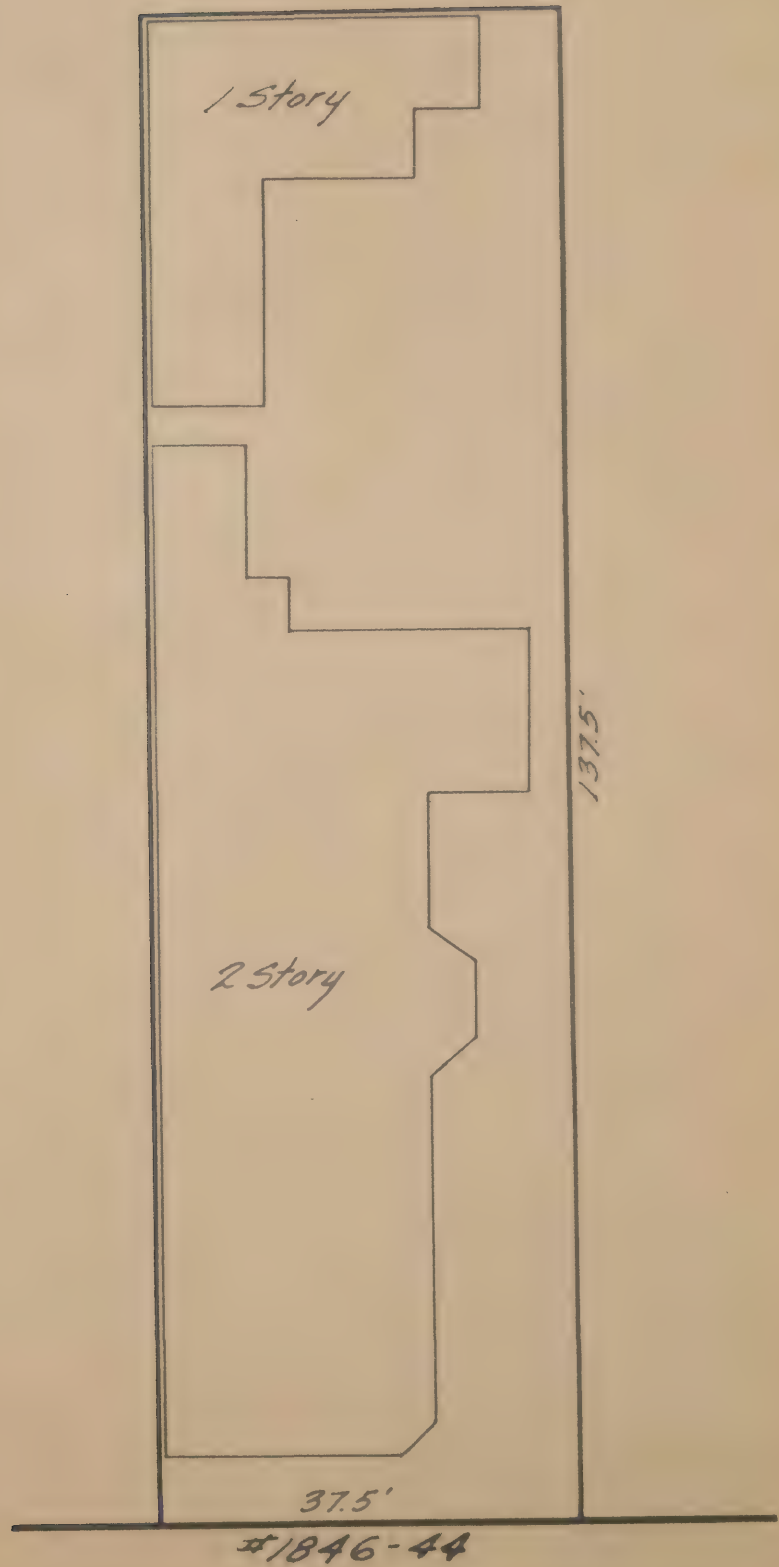
| | | | |
|-----------------------|----------------|-----------|--------|
| Sales Most Comparable | 649-6; 672-12 | | |
| 5,156 | s.f. @ \$ 5.50 | \$ 28,358 | 28,400 |

INCOME APPROACH:

| | Units | Actual | Fair | Total Monthly | |
|-------|------------|--------|------|---------------|--------|
| | | \$ | \$ | \$ | |
| Front | 1-3 rm. | 40 | | 40 | |
| | 1-3 | 45 | | 45 | |
| | 1-2 | 35 | | 35 | |
| | 1-2 | 32 | | 32 | |
| | 2-2 & \$40 | 80 | | 80 | |
| | 1-1 | 15 | | 15 | |
| | 1-1 | 20 | | 20 | |
| | 1-1 | 25 | | 25 | |
| Rear | 1-3 | 50 | | 50 | ✓ |
| | | | | 342 x 85 = | |
| | | | | 29,070 | 29,100 |

| | |
|--------------|-----------|
| LAND | \$ 23,000 |
| IMPROVEMENTS | 5,500 |

MARKET VALUE OF PROPERTY \$ 28,500



SUTTER STREET

616-1



APPRAISAL

OWNER: Fortunato Lazo Santos
PROPERTY ADDRESS: 1852-58 Sutter Street

PARCEL NO.: 676-11
DATE ACQ: 4-17-52

OWNER'S ADDRESS: 1852 Sutter Street

IRS: 13.75
CONSID: NS
BEST USE: Apts.

ZONING: R-4 PRESENT USE: 4 flats

ASSESSED VALUE: Land \$ 2,800.00
Impe. 2,150.00
\$ 4,950.00

TAXES: \$ 419.66

LAND: DIMENSION 41.5 x 137.5 = 5,706 s. f.

IMPROVEMENTS: Condition Good Effective Age 35 ±

2 st. 4 flats, 8 rms. ea. on 2nd flr. with 1½ baths on ea. unit.
6 rms. ea. on 1st flr. Bldg. has been remodeled with lowered
ceilings and modernized kitchens and baths.

SUMMATION APPROACH:

Rounded to

| | | | |
|--------------|----------------------|---------------|----------|
| Land | 5,706 s.f. @ \$4.38± | \$ 25,000 | |
| Improvements | 8,133 s.f. @ 2.40± | 19,519 | |
| | | <u>44,519</u> | \$44,500 |

MARKET COMPARISON:

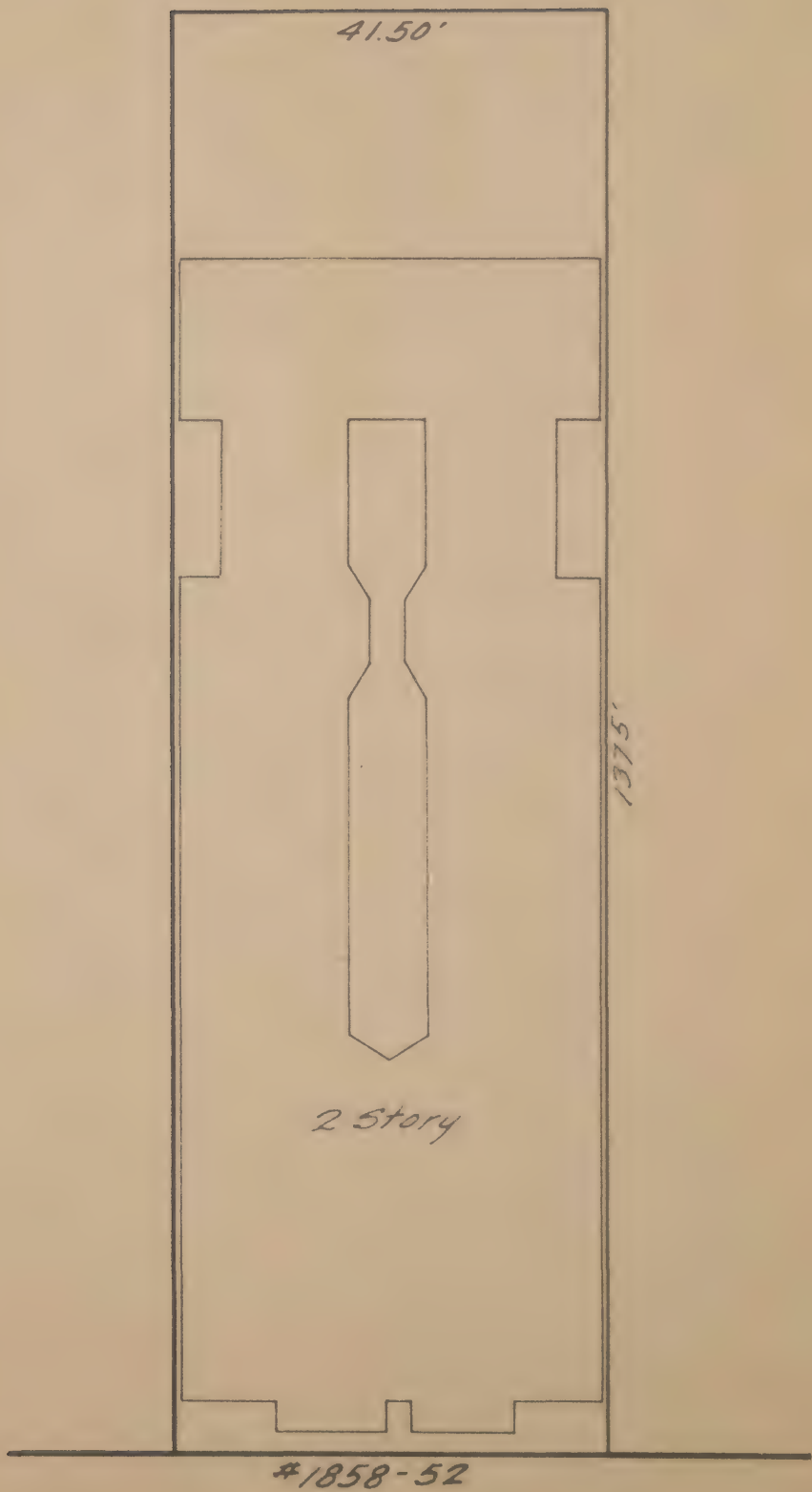
Sales Most Comparable 676-19; 676-1
5,706 s.f. @ \$ 7.70± \$ 43,936 44,000

INCOME APPROACH:

| Units | Actual | Fair | Total Monthly |
|-----------|--------|------|--------------------------|
| | \$ | \$ | \$ |
| 2-6 rm. @ | \$75 | | 220 |
| 2-8 rm. | 150 | | 240 |
| | Owner | | <u>460</u> x 95 = 43,700 |

| | |
|--------------|---------------|
| LAND | \$ 25,000 |
| IMPROVEMENTS | <u>19,000</u> |

MARKET VALUE OF PROPERTY \$ 44,000



SUTTER STREET



APPRAISAL

6-21

OWNER: Katsunori Handa et al
PROPERTY ADDRESS: 1864-66 Sutter Street

PARCEL NO. 676-12
DATE ACQ: 6-29-46

OWNER'S ADDRESS: 1864 Sutter Street

IRS: No
CONSID: NS
BEST USE: Apts.

ZONING: R-4 PRESENT USE: 2 flats

ASSESSED VALUE: Land \$ 1,840.00
Imps. 1,500.00
\$ 3,340.00

TAXES: \$ 277.56

LAND: DIMENSION 27.25 x 137.5 = 3,747 ✓ s.f.

IMPROVEMENTS: Condition Fair Effective Age 70

2 st. flats with high basement used as garage and workshop.
1st flr. 6 rms., 2nd flr. 7 rms.

SUMMATION APPROACH:

Rounded to

| | | | |
|--------------|----------------------|---------------|----------|
| Land | 3,747 s.f. @ \$4.67± | \$ 17,500 | |
| Improvements | 4,022 s.f. @ 0.90 | 3,620 | |
| | | <u>21,120</u> | \$21,100 |

MARKET COMPARISON:

| | | | |
|-----------------------|----------------------|-------------|--------|
| Sales Most Comparable | 684-15; 686-14 | | |
| | 3,747 s.f. @ \$ 5.70 | \$ 21,358 ✓ | 21,400 |

INCOME APPROACH:

| Units | Actual | Fair | Total Monthly | |
|---------|--------|------|--------------------|----------|
| | \$ | \$ | \$ | |
| 1-6 rm. | ? | | 85 | |
| 1-7 rm. | ? | | 90 | |
| | | | <u>175</u> x 120 = | 21,000 ✓ |

| | |
|--------------|--------------|
| LAND | \$ 17,500 |
| IMPROVEMENTS | <u>3,500</u> |

MARKET VALUE OF PROPERTY \$ 21,000



SUTTER STREET

PARCEL 13A

PARCEL 13



APPRAISAL

6-20

OWNER: Mary P. Neville et vir
PROPERTY ADDRESS: 1870 Sutter Street

PARCEL NO. 676-13
DATE ACQ: 12-23-47

OWNER'S ADDRESS: 1870 Sutter Street

IRS: \$12.10

CONSID: NS

ZONING: R-4

PRESENT USE: Flats & Store

BEST USE: Apts.

ASSESSED VALUE: Land \$ 1,140.00
Impe. 1,600.00
\$ 2,740.00

TAXES: \$ 227.70

LAND: DIMENSION 19.83 x 90 = 1,785

s.f.

IMPROVEMENTS: Condition Fair

Effective Age 70 ±

2 st. bldg. with bsmt. store. 1st flr. has 3 rms. with kitchen.
2nd flr. has 1-2 rm. and 1-3 rm. apt. with 1 kitchen and 1
bath. One bathroom in entire bldg.

SUMMATION APPROACH:

Rounded to

Land 1,785 s.f. @ \$4.76+
Improvements 2,990 s.f. @ 2.50

\$ 8,500
7,475
15,975

\$16,000

MARKET COMPARISON:

Sales Most Comparable 661-2; 661-2A; 677-35
1,785 s.f. @ \$ 9.00

\$ 16,065 ✓

16,100

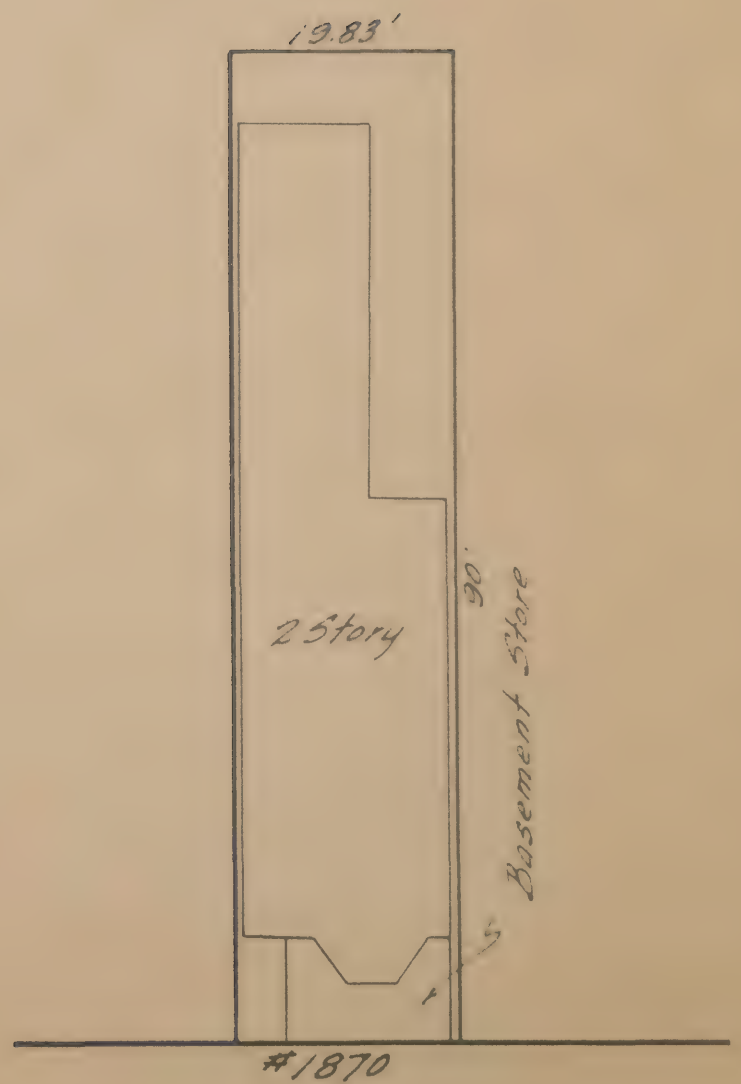
INCOME APPROACH:

| Units | Actual | Fair | Total Monthly | |
|-------|--------|------|---------------|--------|
| | \$ | \$ | \$ | |
| Store | Owner | | 50 | |
| 1-3 | ? | | 50 | |
| 1-2 | 50) | | 80 | |
| 1-3 | 50 | | 180 | x 90 |
| | | | | 16,200 |

LAND
IMPROVEMENTS

\$ 8,500
7,500

MARKET VALUE OF PROPERTY \$ 16,000



SUTTER STREET



PARCEL 13C

PARCEL 13B

APPRAISAL

6-19

OWNER: Wilkins Estates Inc., a corporation PARCEL NO. 676-13A
 PROPERTY ADDRESS: 1872-74 Sutter Street DATE ACQ: 7-5-61

OWNER'S ADDRESS: Unknown

IRS: 0.55

CONSID: NS

ZONING: R-4

PRESENT USE: Apts. & Store

BEST USE: Apts.

ASSESSED VALUE: Land \$ 1,120.00
 Imps. 1,400.00
 \$ 2,520.00

TAXES: \$ 209.42

LAND: DIMENSION 19.5 x 90 = 1,755

IMPROVEMENTS: Condition Poor

Effective Age 70 ±

2 st. single family dwelling converted to 2 apts. with basement store.

SUMMATION APPROACH:

Rounded to

| | | | |
|--------------|----------------------|---------------|----------|
| Land | 1,755 s.f. @ \$4.84+ | \$ 8,500 | |
| Improvements | 2,616 s.f. @ 2.90 | 7,586 | |
| | | <u>16,086</u> | \$16,100 |

MARKET COMPARISON:

Sales Most Comparable 661-2A; 675-24; 677-35

1,755 s.f. @ \$ 9.10

\$ 15,970

16,000

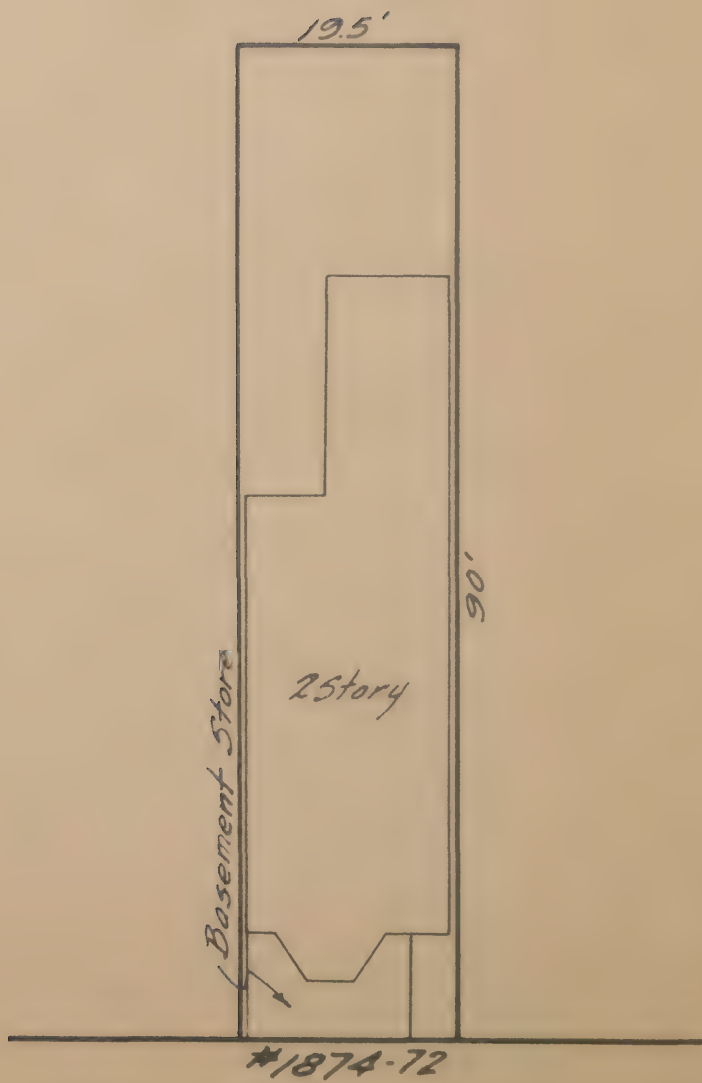
INCOME APPROACH:

| Units | Actual | Fair | Total Monthly | |
|---------|--------|------|---------------|--------|
| | \$ | \$ | \$ | |
| 1-store | ? | | 50 | |
| 1-2 rm. | 67.50 | | 60 | |
| 1-3 rm. | 75.00 | | 70 | |
| | | | <u>180</u> | 16,200 |
| | | | x 90 | |

Owner pays utilities on apartments.

| | |
|--------------|--------------|
| LAND | \$ 8,500 |
| IMPROVEMENTS | <u>7,500</u> |

MARKET VALUE OF PROPERTY \$ 16,000



SUTTER STREET

APPRAISAL

6 18

OWNER: Northern Counties Title Ins. Co.
PROPERTY ADDRESS: 1876-78 Sutter Street

PARCEL NO. 676-13B
DATE ACQ: 10-21-57

OWNER'S ADDRESS: c/o Grant Elms
530 Divisadero Street

IRS: No
CONSID: NS
BEST USE: Apts.

ZONING: R-4

PRESENT USE: Apts. & Store

ASSESSED VALUE: Land \$ 1,120.00
Imps. 1,500.00
\$ 2,620.00

TAXES: \$ 217.72

LAND: DIMENSION 19.5 x 90 = 1,755 ✓

s.f.

IMPROVEMENTS: Condition Fair-to-poor

Effective Age 70

2 st. single family dwelling converted to 2 apts. with bsmt. store.

SUMMATION APPROACH:

Rounded to

Land 1,755 s.f. @ \$4.84+
Improvements 2,616 s.f. @ 3.10

\$ 8,500 ✓
8,110 ✓
16,610

\$16,600

MARKET COMPARISON:

Sales Most Comparable 661-2A; 675-24; 677-35
1,755 s.f. @ \$ 9.40

\$ 16,497 ✓

16,500

INCOME APPROACH:

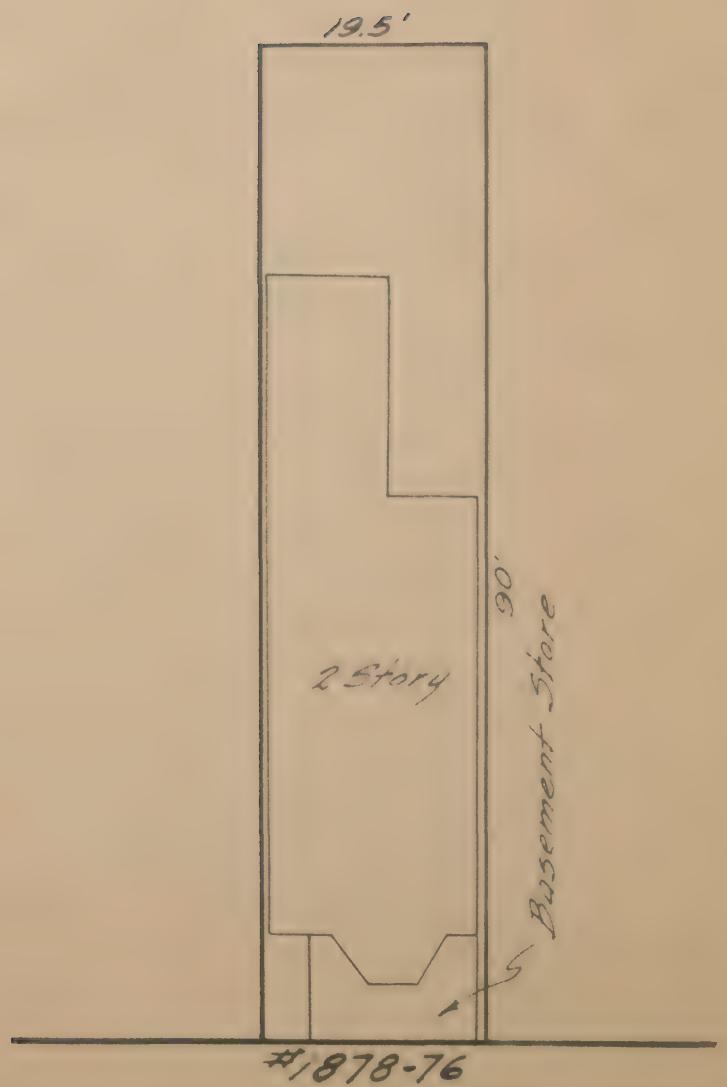
| Units | Actual | Fair | Total Monthly |
|---------|--------|------|---------------|
| | \$ | \$ | \$ |
| 1-store | ? | | 60 |
| 1-5 rm. | ? | | 70 |
| 1-3 rm. | ? | | 55 |
| | | | 185 |
| | | | 185 x 90 = |
| | | | 16,650 ✓ |

16,700

LAND
IMPROVEMENTS

\$ 8,500
8,000

MARKET VALUE OF PROPERTY \$ 16,500



SUTTER STREET

APPRAISAL

6-17

OWNER: J. Harris
PROPERTY ADDRESS: 1880-82 Sutter Street

PARCEL NO. 676-13C
DATE ACQ. Trustee's Deed

OWNER'S ADDRESS: Unknown

IRS: No
CONSID: NS

ZONING: R-4

PRESENT USE: Apts. & Store BEST USE: Apts.

ASSESSED VALUE: Land \$ 1,130.00
Imps. 1,550.00
\$ 2,680.00

TAXES: \$ 222.70

LAND: DIMENSION 19.66 x 90 = 1,769

s.f.

IMPROVEMENTS: Condition Fair-to-poor

Effective Age 70 ±

2 st. single family dwelling converted to 2 apts. with bsmt. store.

SUMMATION APPROACH:

Rounded to

Land 1,769 s.f. @ \$4.80+
Improvements 2,616 s.f. @ 3.00

\$ 8,500
7,848
16,348

\$16,300

MARKET COMPARISON:

Sales Most Comparable 661-2A; 675-24; 677-35
1,769 s.f. @ \$ 9.40

\$ 16,628

16,600

INCOME APPROACH:

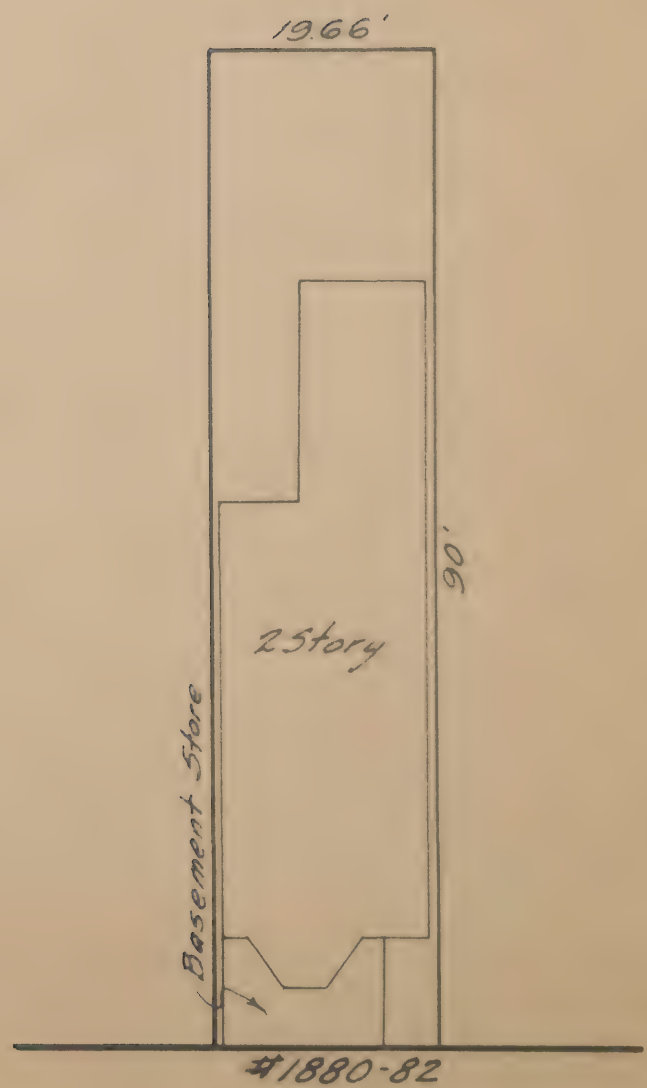
| Units | Actual | Fair | Total Monthly |
|---------|--------|------|---------------|
| | \$ | \$ | \$ |
| 1-store | ? | | 60 |
| 1-4 rm. | ? | | 70 |
| 1-3 rm. | ? | | 55 |
| | | | 185 |
| | | | x 90 = |
| | | | 16,650 |

16,700

LAND
IMPROVEMENTS

\$ 8,500
8,000

MARKET VALUE OF PROPERTY \$ 16,500



SUTTER STREET



APPRAISAL

6-16

OWNER: Paul Vlautin et al
PROPERTY ADDRESS: 1886-98 Sutter Street

PARCEL NO. 676-14
DATE ACQ: 1-7-58

OWNER'S ADDRESS: 270 7th Avenue

IRS: \$19.80

ZONING: R-4

PRESENT USE: Apts. & Stores

CONSID: NS

BEST USE: Apts.

ASSESSED VALUE: Land \$ 4,260.00
Imps. 2,900.00
\$ 7,160.00

TAXES: \$ 595.00

LAND: DIMENSION 59 x 90 = 5,310

s. f.

IMPROVEMENTS: Condition Fair-to-poor

Effective Age 70 ±

2 st. bldg. with 3 bsmt. stores., 1st flr. has 1-6 rm. and 1-3 rm. apt., 2nd flr. has 1-6 rm. and 1-4 rm. apt.

SUMMATION APPROACH:

Rounded to

Land 5,310 s.f. @ \$5.08+
Improvements 7,981 s.f. @ 3.10

\$ 27,000 ✓
24,741 ✓
51,741

\$51,700

MARKET COMPARISON:

Sales Most Comparable 659-1
5,310 s.f. @ \$ 9.80

\$ 52,038 ✓

52,000

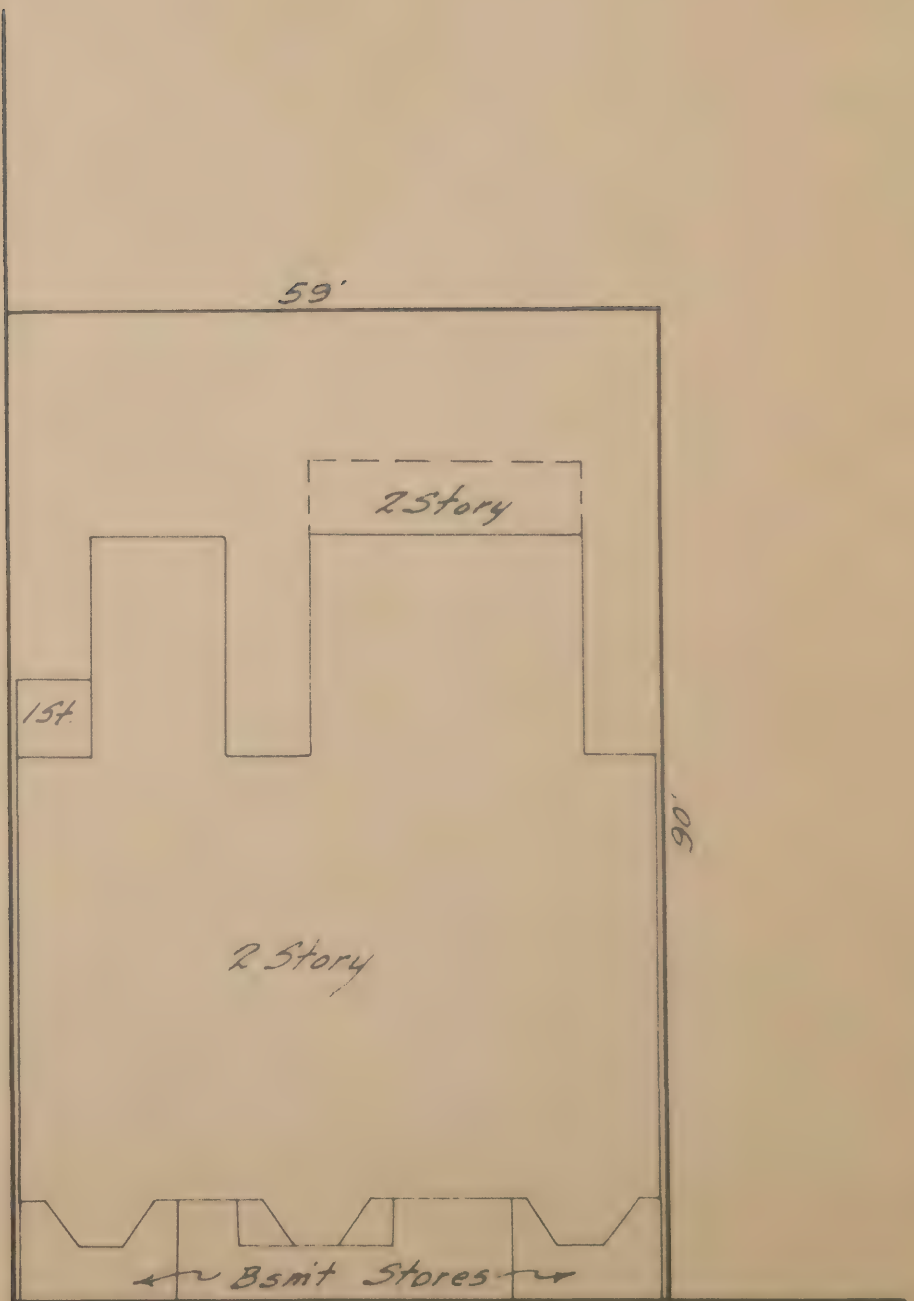
INCOME APPROACH:

| Units | Actual | Fair | Total Monthly | |
|---------------|--------|------|---------------|----------|
| | \$ | \$ | \$ | |
| 1-2 rm. store | 65 | | 65 | |
| 1-1 store | ? | | 60 | |
| 1-1 store | ? | | 60 | |
| 1-6 rm. | 90 | | 90 | |
| 1-6 rm. | ? | | 90 | |
| 1-3 rm. | 80 | | 80 | |
| 1-4 rm. | ? | | 85 | |
| | | | 530 x 100 | 53,000 ✓ |

LAND \$ 27,000
IMPROVEMENTS 25,000

MARKET VALUE OF PROPERTY \$ 52,000

WEBSTER STREET



#1898-96-94-92-90-86

SUTTER STREET



APPRAISAL

6-15

OWNER: Carlos H. Melendez et ux
PROPERTY ADDRESS: 1710 Webster Street

PARCEL NO. 676-15
DATE ACQ: 9-24-59

OWNER'S ADDRESS: 1710 Webster Street

IRS: \$6.60
CONSID: NS
BEST USE: Apts.

ZONING: R-4 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,130.00
Imps. 1,500.00
\$ 2,630.00

TAXES: \$ 138.12

LAND: DIMENSION 25 x 137.5 = 3,438 ✓ s.f.

IMPROVEMENTS: Condition Poor Effective Age 70

Front - 2 st. single family fr. str. with bsmt. apt.
Rear - 3 rm. dwelling with only 1 bath fixture - very poor condition.

SUMMATION APPROACH:

Rounded to

| | | | |
|--------------|----------------------|-------------|----------|
| Land | 3,438 s.f. @ \$4.51± | \$ 15,500 ✓ | |
| Improvements | | | |
| Front | 4,616 s.f. @ 0.50 | \$2,308 ✓ | |
| Rear | 572 s.f. @ 0.50 | 286 ✓ | |
| | | 2,594 | |
| | | 18,094 | \$18,100 |

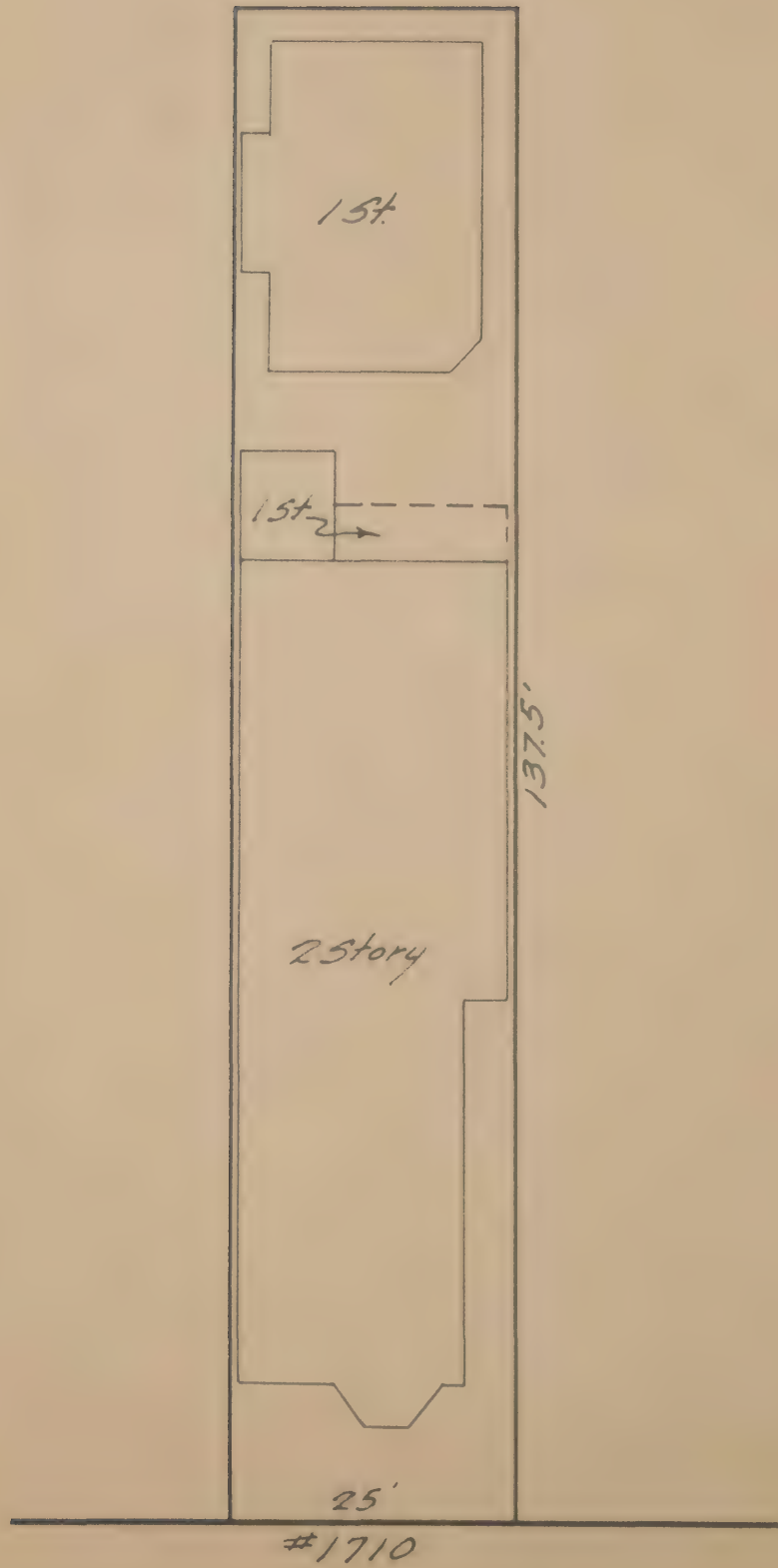
MARKET COMPARISON:

| | | | |
|-----------------------|----------------|-------------|--------|
| Sales Most Comparable | 665-19; 652-18 | | |
| 3,438 | s.f. @ \$ 5.20 | \$ 17,878 ✓ | 17,900 |

INCOME APPROACH:

| Units | Actual | Fair | Total Monthly |
|------------|----------|------|---------------|
| | \$ | \$ | \$ |
| Bsmt. apt. | ? | | 50 |
| 2-st. | Owner | | 80 |
| Rear apt. | Relative | | 40 |
| | | | 170 x 102 = |
| | | | 17,340 ✓ |
| | | | 17,300 |

| | |
|--------------------------|-----------|
| LAND | \$ 15,500 |
| IMPROVEMENTS | 2,000 |
| MARKET VALUE OF PROPERTY | \$ 17,500 |



WEBSTER STREET



APPRAISAL

6-13

OWNER: Bessie James
PROPERTY ADDRESS: 1716 Webster Street

PARCEL NO. 676-17
DATE ACQ: -

OWNER'S ADDRESS: 1716 Webster Street

IRS:
CONSID: NS
BEST USE: Same

ZONING: R-3 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 930.00
Imps. 2,500.00
\$ 3,430.00

TAXES: \$ 218.14

LAND: DIMENSION 25 x 82.5 = 2,063 s.f. ✓

IMPROVEMENTS: Condition Fair Effective Age 70 ±

3 st., 3 flats - 1st & 2nd flr. 5 rm. - 3rd flr. 6 rms.

SUMMATION APPROACH:

Rounded to

| | | | |
|--------------|----------------------|---------------|----------|
| Land | 2,063 s.f. @ \$4.85± | \$ 10,000 ✓ | |
| Improvements | 5,123 s.f. @ 3.00 | 15,369 ✓ | |
| | | <u>25,369</u> | \$25,400 |

MARKET COMPARISON:

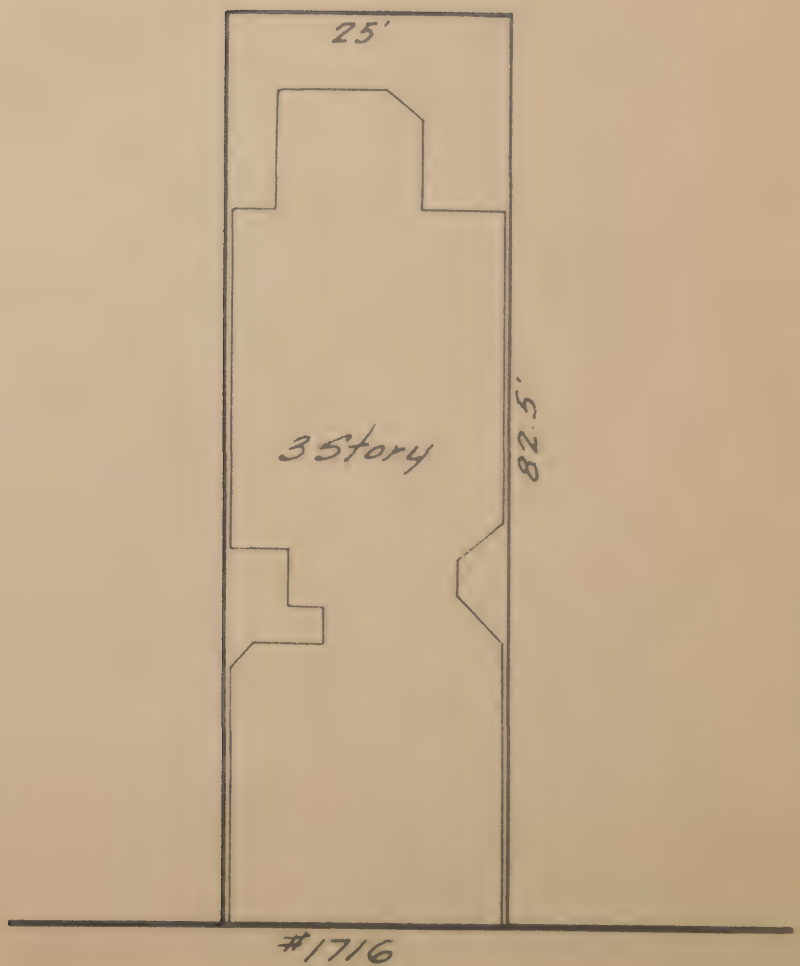
| | | | |
|-----------------------|-----------------|-------------|--------|
| Sales Most Comparable | 660-37; 685-19 | | |
| 2,063 | s.f. @ \$ 12.40 | \$ 25,581 ✓ | 25,600 |

INCOME APPROACH:

| Units | Actual | Fair | Total Monthly | |
|-------|--------|------|---------------|--------|
| | \$ | \$ | \$ | |
| 1-5 | ? | | 90 | |
| 1-5 | ? | | 90 | |
| 1-6 | 90 | | 90 | |
| | | | <u>270</u> | |
| | | | x 95 = | |
| | | | 25,650 ✓ | 25,700 |

| | |
|--------------|---------------|
| LAND | \$ 10,000 |
| IMPROVEMENTS | <u>15,500</u> |

MARKET VALUE OF PROPERTY \$ 25,500



WEBSTER STREET



APPRAISAL

6-12

OWNER: Kengo Omi et ux
PROPERTY ADDRESS: 1720-24 Webster Street

PARCEL NO. 676-18
DATE ACQ: 11-12-52

OWNER'S ADDRESS: 1932 Pierce Street

IRS: \$15.95
CONSID: NS
BEST USE: Apts.

ZONING: R-3 PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 930.00
Imps. 2,500.00
\$ 3,430.00

TAXES: \$ 285.04

LAND: DIMENSION 25 x 82.5 = 2,063 s.f. ✓

IMPROVEMENTS: Condition Fair Effective Age 70 ±

3 st. str., 1-5 rm. apt. on 1st flr., 2-3 rm. apts. on
2nd flr., 1-5 rm. apt. on 3rd flr.

SUMMATION APPROACH:

Rounded to

| | | | |
|--------------|----------------------|---------------|----------|
| Land | 2,063 s.f. @ \$4.85± | \$ 10,000 | |
| Improvements | 5,291 s.f. @ 3.20 | 16,931 | |
| | | <u>26,931</u> | \$26,900 |

MARKET COMPARISON:

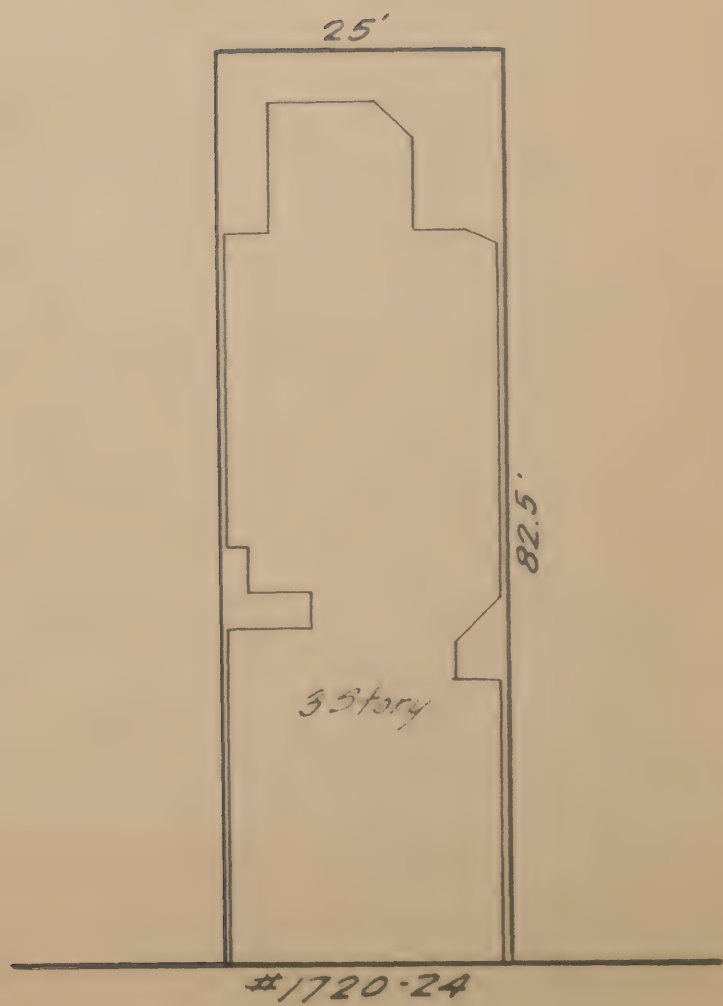
| | | | |
|-----------------------|----------------|-------------|--------|
| Sales Most Comparable | 660-37; 685-19 | | |
| 2,063 s.f. @ \$ | 12.90 | \$ 26,613 ✓ | 26,600 |

INCOME APPROACH:

| Units | Actual | Fair | Total Monthly | |
|-------|--------|------|-------------------|--------|
| | \$ | \$ | \$ | |
| 1-5 | 90 | | 90 | |
| 1-3 | 47.50 | | 50 | |
| 1-3 | 50.00 | | 50 | |
| 1-5 | 85.00 | | 90 | |
| | | | <u>280</u> x 95 = | |
| | | | 26,600 ✓ | 26,600 |

| | |
|--------------|-----------|
| LAND | \$ 10,000 |
| IMPROVEMENTS | 16,500 |
| | <hr/> |

MARKET VALUE OF PROPERTY \$ 26,500



WEBSTER STREET



APPRAISAL

6-11

OWNER: Harry N. Yamamoto et al
PROPERTY ADDRESS: 2095-99 Bush Street

PARCEL NO. 676-19
DATE ACQ: 11-6-61

OWNER'S ADDRESS: c/o Y. Moriwaki & Co.
391 Sutter Street
ZONING: R-3 PRESENT USE: Flats

IRS: \$23.65
CONSID: \$35,000
BEST USE: Same

ASSESSED VALUE: Land \$ 1,400.00
Impe. 4,750.00
\$ 6,150.00

TAXES: \$ 511.06

LAND: DIMENSION 27.5 x 87.5 = 2,406

IMPROVEMENTS: Condition Good

Effective Age 60

3 st. flats with 3 rm. bsmt. apt., 5 rms. on 1st, 7 rms. ea.
on 2nd and 3rd.

SUMMATION APPROACH:

Rounded to

Land 2,406 s.f. @ \$5.82+
Improvements 8,554 s.f. @ 2.10

\$ 14,000
17,963
31,963

\$32,000

MARKET COMPARISON:

Sales Most Comparable 666-11; 672-12; 676-19
2,406 s.f. @ \$ 13.20

\$ 31,759

31,800

INCOME APPROACH:

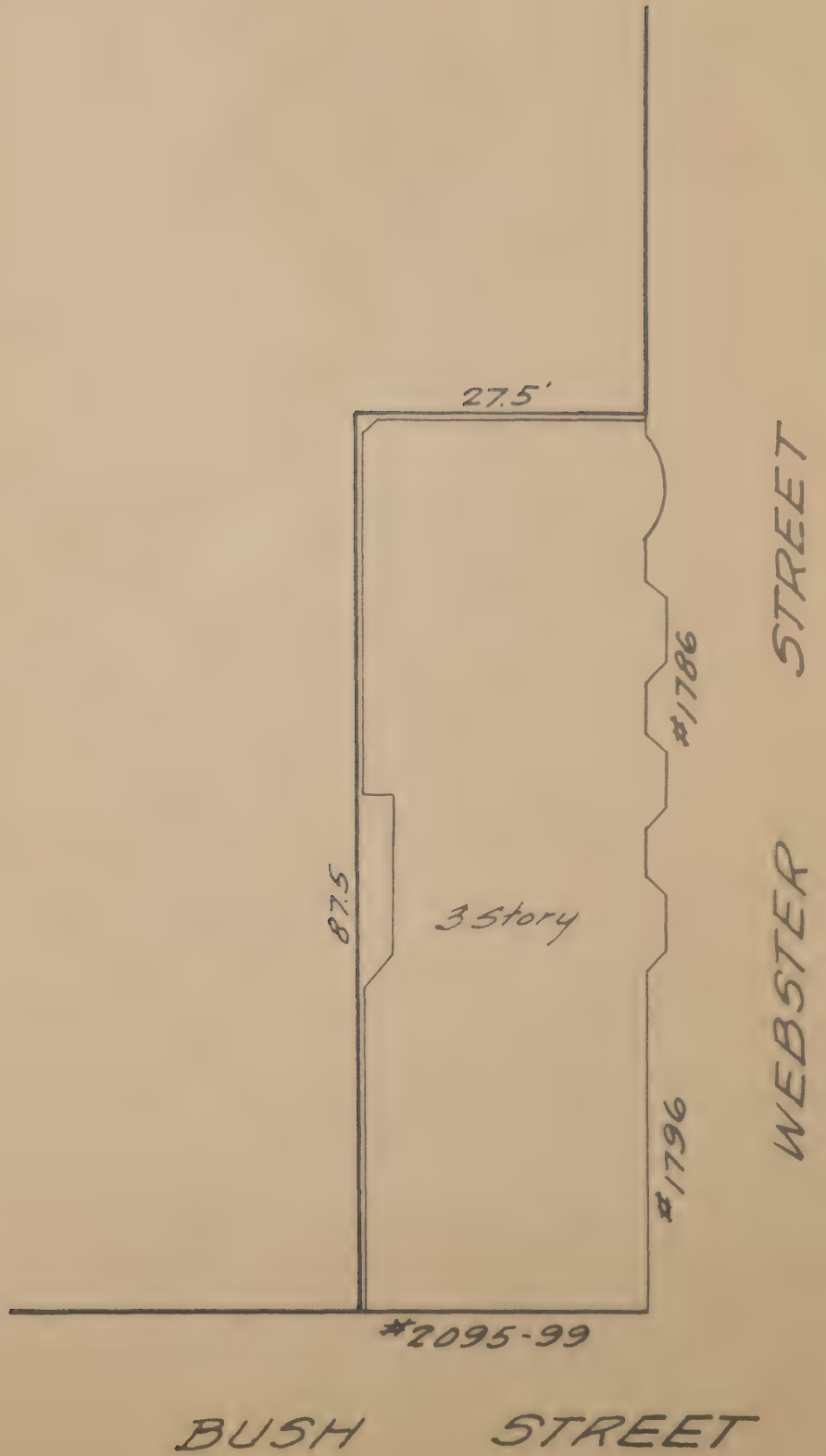
| Units | Actual | Fair | Total Monthly |
|---------|--------|------|---------------|
| | \$ | \$ | \$ |
| 1-3 rm. | 45 | | 55 |
| 1-5 rm. | 80 | | 100 |
| 1-7 rm. | 80 | | 100 |
| 1-7 rm. | 85 | | 100 |
| | | | 355 x 90 = |
| | | | 31,950 |

32,000

LAND
IMPROVEMENTS

\$ 14,000
18,000

MARKET VALUE OF PROPERTY \$ 32,000





APPRAISAL

OWNER: Anchor Realty, a co-partnership
 PROPERTY ADDRESS: 2087-91 Bush Street (20)
 2081-85 Bush Street (20A)
 OWNER'S ADDRESS: 2122 Market Street

PARCEL NO. 676-20,-20A
 DATE ACQ: 12-1-60

IRS: no
 CONSID: NS
 BEST USE: Same

ZONING: R-3 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 2,100.00
 Imps. 5,500.00
 \$ 7,600.00

TAXES: \$ 631.56

LAND: DIMENSION 27.5 x 87.5 (20) = 4,813 ✓ s.f.
 27.5 x 87.5 (20A)

IMPROVEMENTS: Condition Fair-to-poor Effective Age 70

(20) 3 st. flat ea. flr. with 6 rms. in poor condition.

(20A) Same as 20 - in fair-to-poor condition.

SUMMATION APPROACH:

Rounded to

Land 4,813 s.f. @ \$4.57± \$ 22,000

Improvements

(20) 5,454 s.f. @ \$2.60 \$14,180 ✓
 (20A) 5,454 s.f. @ 2.70 14,726 ✓

28,906
 50,906

\$50,900

MARKET COMPARISON:

Sales Most Comparable 681-10; 685-19
 4,813 s.f. @ \$ 10.40

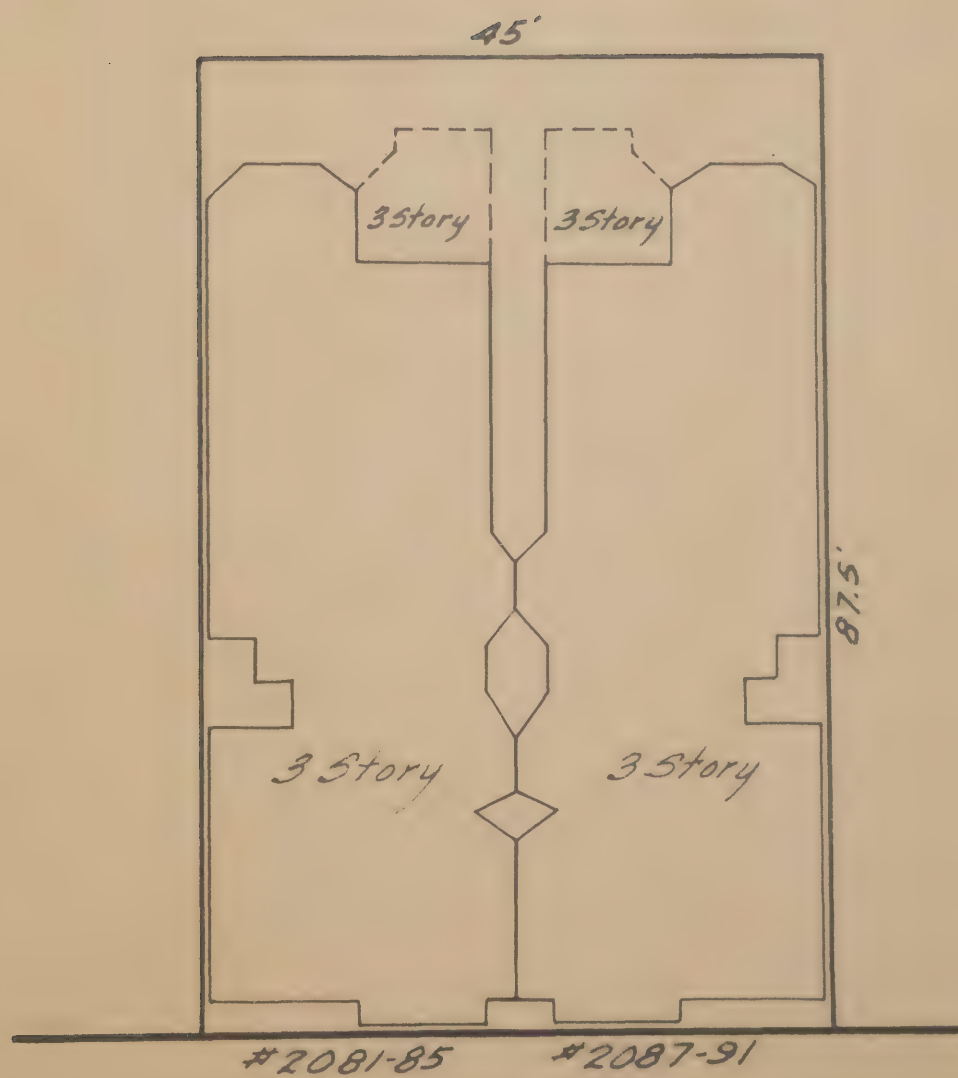
\$ 50,055 ✓ 50,100

INCOME APPROACH:

| Units | Actual | Fair | Total Monthly | |
|---------|--------|------|---------------|--------|
| | \$ | \$ | \$ | |
| 4-6 rm. | 75 | | 340 | |
| 1-6 rm. | ? | | 85 | |
| 1-6 rm. | 89.50 | | 85 | |
| | | | 510 x 100 | 51,000 |

LAND \$ 22,000
 IMPROVEMENTS 28,000

MARKET VALUE OF PROPERTY \$ 50,000



BUSH STREET



APPRAISAL

6-9

OWNER: Yoshio Kume et al
 PROPERTY ADDRESS: 2075-79 Bush Street (21)
 2069-73 Bush Street (22)
 OWNER'S ADDRESS: 2073 Bush Street

PARCEL NO. 676-21, -22
 DATE ACQ: 7-21-58

ZONING: R-3 PRESENT USE: Flats

IRS: No
 CONSID: NS
 BEST USE: Same

ASSESSED VALUE: Land \$ 2,480.00
 Imps. 5,400.00
 \$ 7,880.00

TAXES: \$ 654.82

LAND: DIMENSION 27.5 x 137.5 (21) = 7,563 ✓ s.f.
 27.5 x 137.5 (22)

IMPROVEMENTS: Condition Fair-to-poor Effective Age 70

- (21) 3 st. flats being rented as rms. and hsekeeping units sharing kitchen and bath. Fair-to-poor condition.
 (22) 3 st. flats rented as sleeping rms. sharing kitchen and bath. Fair condition.

SUMMATION APPROACH:

Rounded to

| | | | |
|--------------|----------------------|-------------|----------|
| Land | 7,563 s.f. @ \$4.63± | \$ 35,000 ✓ | |
| Improvements | | | |
| (21) | 5,929 s.f. @ \$1.90 | \$11,265 ✓ | |
| (22) | 5,929 s.f. @ 2.00 | 11,858 ✓ | |
| | | | |
| | | 23,123 | |
| | | 58,123 | \$58,100 |

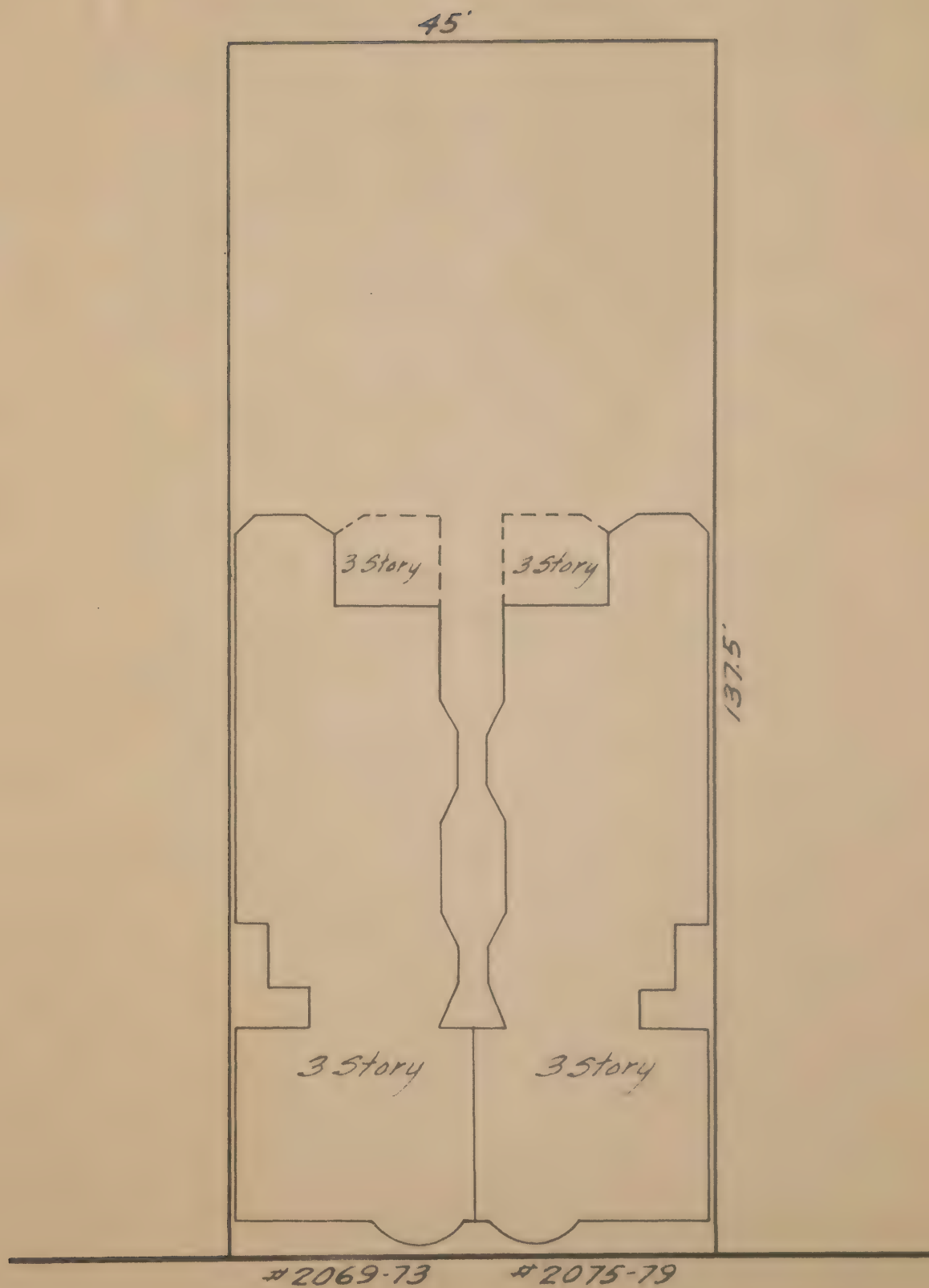
MARKET COMPARISON:

| | | | |
|-----------------------|----------------------|-------------|--------|
| Sales Most Comparable | 672-12; 685-19 | | |
| | 7,563 s.f. @ \$ 7.70 | \$ 58,235 ✓ | 58,200 |

INCOME APPROACH:

| Units | Actual | Fair | Total Monthly |
|-------|--------------|------|--------------------|
| | \$ | \$ | \$ |
| 1-6 | Owner | | 90 |
| 5-1 | \$22 to \$34 | | 90 |
| 5-1 | " " | | 90 |
| 3-1 | \$24.00 | | 90 |
| 1-1 | 27.50 | | |
| 1-1 | Vacant | | 90 |
| 1-1 | 20.00 | | |
| 1-1 | 23.50 | | |
| 1-1 | 25.00 | | 110 |
| 1-2 | 37.50 | | |
| 1-2 | 40.00 | | |
| | | | 560 x 105 = 58,800 |

| | |
|--------------------------|-----------|
| LAND | \$ 35,000 |
| IMPROVEMENTS | 23,000 |
| | <hr/> |
| MARKET VALUE OF PROPERTY | \$ 58,000 |



BUSH STREET



APPRAISAL

6-8

OWNER: Christine Baker
PROPERTY ADDRESS: 2061-67 Bush Street

PARCEL NO. 676-23
DATE ACQ: 7-27-45

OWNER'S ADDRESS: 2061 Bush Street

IRS: \$6.60
CONSID: NS
BEST USE: Same

ZONING: R-3 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,550.00
Imps. 3,000.00
\$ 4,550.00

TAXES: \$ 378.10

LAND: DIMENSION 34.38 x 137.5 = 4,727 ✓ s.f.

IMPROVEMENTS: Condition Fair Effective Age 70 ±

3 st. flats with 3 rm. bsmt. apt. 1st flr. 7 rms., 2nd flr.
7 rms., 3rd flr. 6 rms.

SUMMATION APPROACH:

Rounded to

| | | | |
|--------------|----------------------|-------------|----------|
| Land | 4,727 s.f. @ \$4.65± | \$ 22,000 ✓ | |
| Improvements | | | |
| Bldg. | 8,180 s.f. @ 1.00 | \$8,180 ✓ | |
| Garage | | 100 | |
| | | 8,280. | |
| | | 30,280 | \$30,300 |

MARKET COMPARISON:

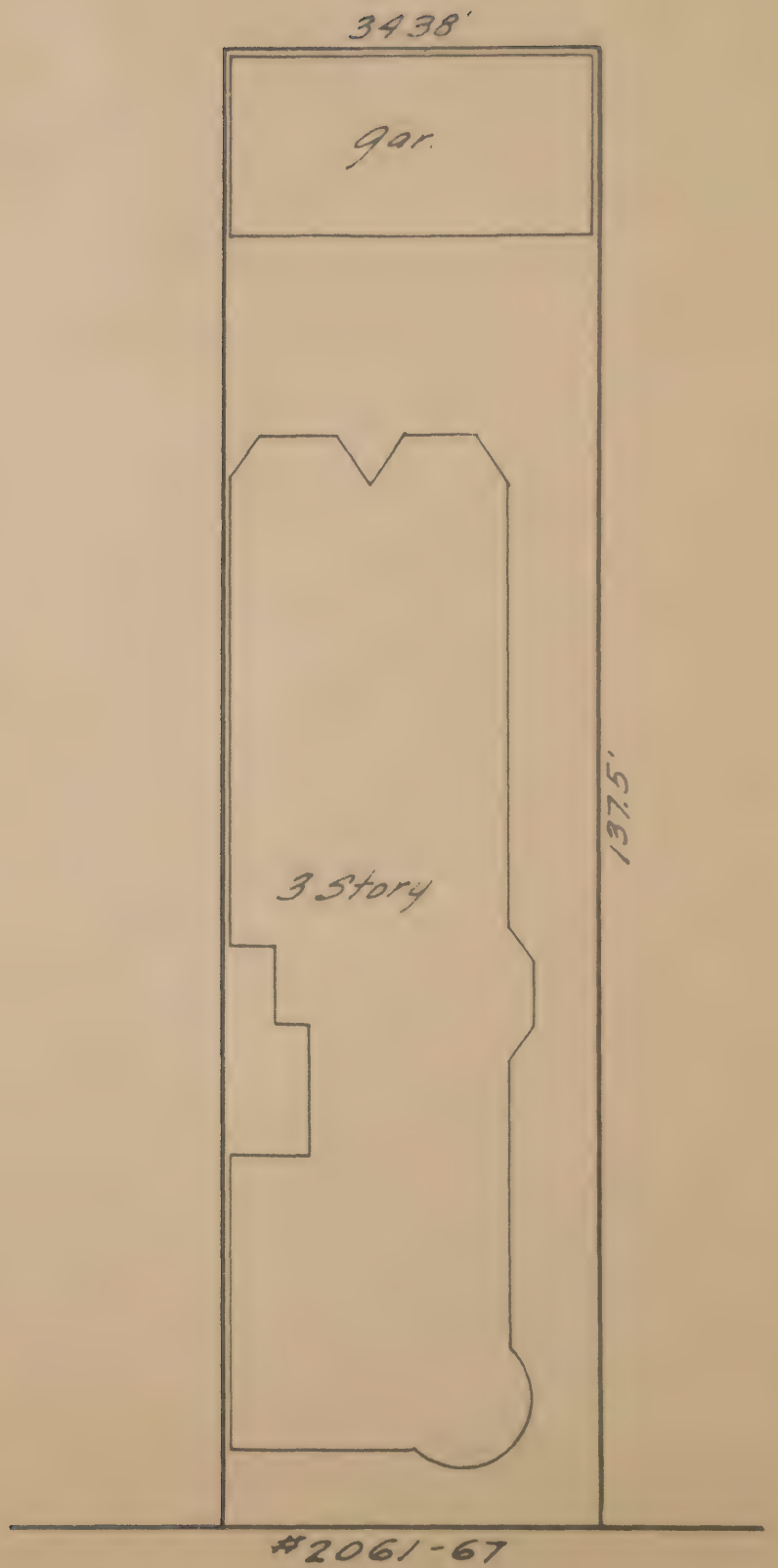
| | | | |
|-----------------------|----------------------|-------------|--------|
| Sales Most Comparable | 672-12; 685-19 | | |
| | 4,727 s.f. @ \$ 6.50 | \$ 30,726 ✓ | 30,700 |

INCOME APPROACH:

| Units | Actual | Fair | Total Monthly | |
|-------|----------|------|---------------|--------|
| | \$ | \$ | \$ | |
| 1-3 | Refused | | 60 | |
| 3-1 | \$10/wk. | | 90 | |
| 1-4 | Owner | | 90 | |
| 1-7 | Refused | | 90 | |
| 1-7 | Owner | | | |
| | | | 330 x 90 ✓ | 29,700 |

| | |
|--------------|-----------|
| LAND | \$ 22,000 |
| IMPROVEMENTS | 8,000 |
| | <hr/> |

MARKET VALUE OF PROPERTY \$ 30,000



BUSH STREET



APPRAISAL

6-7

OWNER: Shuzo Kumano et ux
PROPERTY ADDRESS: 2055-59 Bush Street

PARCEL NO. 676-24
DATE ACQ: 4-27-54

OWNER'S ADDRESS: 2055 Bush Street

IRS: No
CONSID: NS
BEST USE: Same

ZONING: R-3 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,550.00
Imps. 3,600.00
\$ 5,150.00

TAXES: \$ 427.96

LAND: DIMENSION 34.38 x 137.5 = 4,727 s.f.

IMPROVEMENTS: Condition Good Effective Age 70 ±

3 st. flats with 3 rm. bsmt. apt. Each unit has an extra bath fixture. 1st flr. 6 rms., 2nd flr. 7 rms., 3rd flr. 7 rms.

SUMMATION APPROACH:

Rounded to

| | | | |
|--------------|----------------------|---------------|----------|
| Land | 4,727 s.f. @ \$4.65± | \$ 22,000 | |
| Improvements | 8,811 s.f. @ 1.00 | 8,811 | |
| | | <u>30,811</u> | \$30,800 |

MARKET COMPARISON:

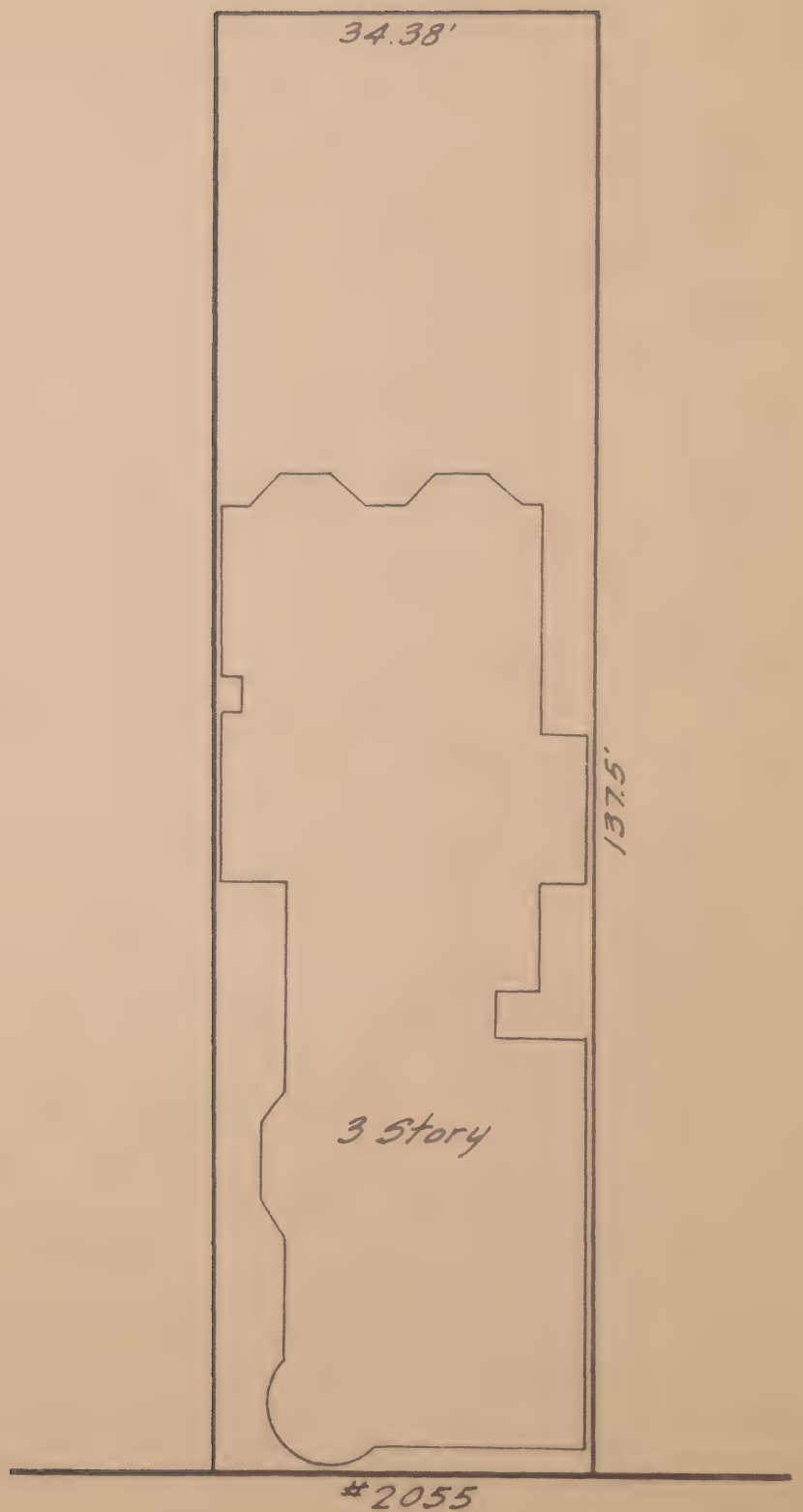
| | | | |
|-----------------------|----------------|-----------|--------|
| Sales Most Comparable | 672-12; 685-19 | | |
| 4,727 s.f. @ \$ 6.60 | | \$ 31,198 | 31,200 |

INCOME APPROACH:

| Units | Actual | Fair | Total Monthly | |
|-------|---------|------|---------------|--------|
| | \$ | \$ | \$ | |
| 1-3 | 67 | | 67 | |
| 1-6 | Owner | | 90 | |
| 1-7 | Refused | | 90 | |
| 1-7 | Refused | | 90 | |
| | | | <u>337</u> | |
| | | | x 90 = | |
| | | | 30,330 | 30,300 |

| | |
|--------------|--------------|
| LAND | \$ 22,000 |
| IMPROVEMENTS | <u>9,000</u> |

MARKET VALUE OF PROPERTY \$ 31,000



BUSH STREET



APPRAISAL

6-6

OWNER: John F. Wilson et ux
PROPERTY ADDRESS: 2043 Bush Street

PARCEL NO. 676-25
DATE ACQ: 9-17-52

OWNER'S ADDRESS: c/o Claude Gipson
2043 Bush Street
ZONING: R-3 PRESENT USE: Single fam.

IRS: \$9.90
CONSID: NS
BEST USE: Apts.

ASSESSED VALUE: Land \$ 1,440.00
Impr. 500.00
\$ 1,940.00

TAXES: \$ 161.22

LAND: DIMENSION Irregular = 4,973

s. f.

IMPROVEMENTS: Condition Poor

Effective Age 70 ±

2 st. single family home with partial bsmt. 3 rms. incl.
kitchen on 1st flr. and 3 rm. and bath on 2nd flr.

SUMMATION APPROACH:

Rounded to

| | | | |
|------------------------|----------------------|-----------|----------|
| Land | 4,973 s.f. @ \$4.22+ | \$ 21,000 | |
| Improvements | 1,434 s.f. @ \$0.50 | \$ 717 | |
| Garage, loft & carport | | 200 | |
| | | 917 | |
| | | 21,917 | \$21,900 |

MARKET COMPARISON:

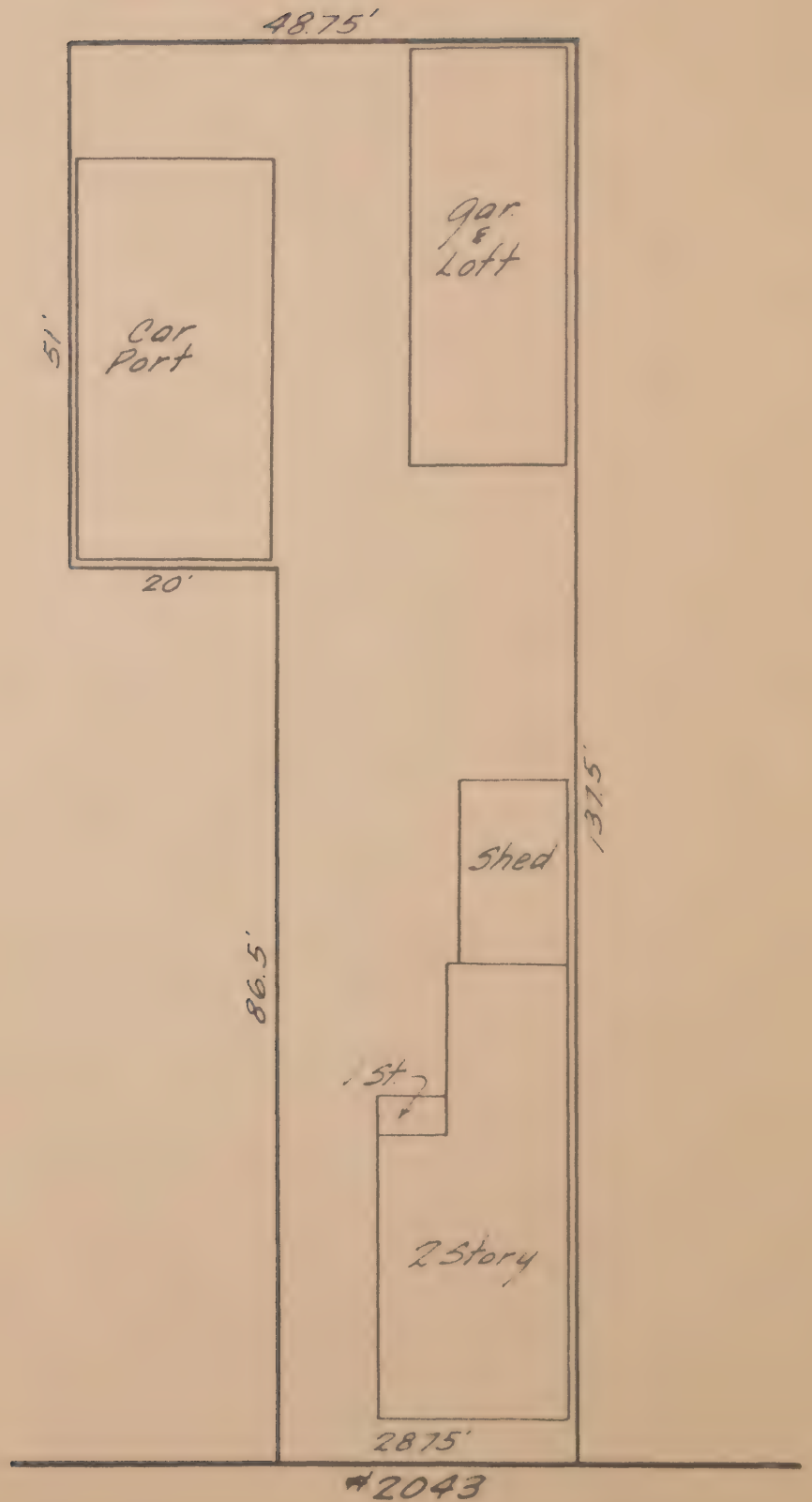
| | | |
|-----------------------------------|-----------|--------|
| Sales Most Comparable (land only) | 674-7 | |
| 4,973 s.f. @ \$ 4.40 | \$ 21,881 | 21,900 |

INCOME APPROACH:

| Units | Actual | Fair | Total Monthly |
|-------|--------|------|---------------|
| \$ | \$ | \$ | \$ |

| | |
|--------------|-----------|
| LAND | \$ 21,000 |
| IMPROVEMENTS | 1,000 |

MARKET VALUE OF PROPERTY \$ 22,000





APPRAISAL

6-5

OWNER: Emma L. Hadley
PROPERTY ADDRESS: 2035 Bush Street

PARCEL NO. 676-26
DATE ACQ: 12-18-57

OWNER'S ADDRESS: 2035 Bush Street

IRS: No
CONSID: NS
BEST USE: Apts.

ZONING: R-3 PRESENT USE: Single fam.

ASSESSED VALUE: Land \$ 760.00
Impe. 750.00
\$ 1,510.00

TAXES: \$ 125.48

LAND: DIMENSION 20 x 86.5 = 1,730 s. f.

IMPROVEMENTS: Condition Poor Effective Age 70 ±

2 st. bldg. with 2 rm. bsmt. apt. No bath in bsmt. 1st flr.
3 rms. inc. kitchen, 2nd flr. 4 rms. and bath. Residence is
used as single family home.

SUMMATION APPROACH:

Rounded to

| | | | |
|--------------|-----------------------|---------------|----------|
| Land | 1,730 s. f. @ \$4.91± | \$ 8,500 | |
| Improvements | 2,656 s. f. @ 1.20 | 3,187 | |
| | | <u>11,687</u> | \$11,700 |

MARKET COMPARISON:

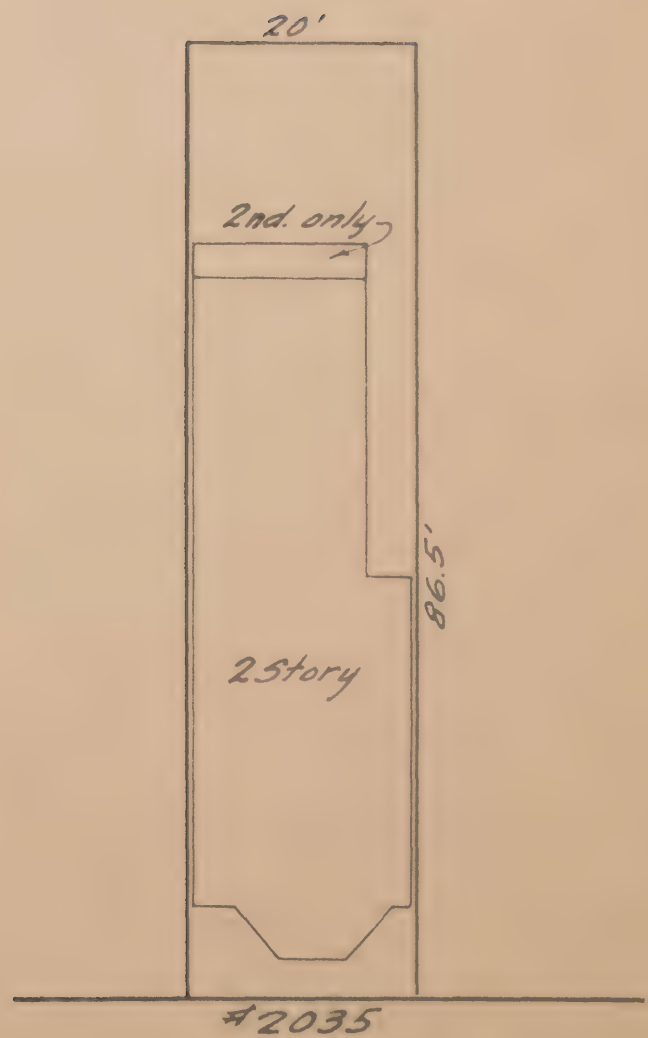
| | | | |
|-----------------------|---------------|-----------|--------|
| Sales Most Comparable | 686-6; 677-36 | | |
| 1,730 s. f. @ \$ | 6.60 | \$ 11,418 | 11,400 |

INCOME APPROACH:

| Units | Actual | Fair | Total Monthly |
|-------|--------|------|---------------|
| \$ | \$ | \$ | \$ |

| | |
|--------------|--------------|
| LAND | \$ 8,500 |
| IMPROVEMENTS | <u>3,000</u> |

MARKET VALUE OF PROPERTY \$ 11,500



BUSH STREET



APPRAISAL

64

OWNER: Samuel Vance et ux
PROPERTY ADDRESS: 2033 Bush Street

PARCEL NO. 676-26A
DATE ACQ: 7-12-46

OWNER'S ADDRESS: 2033 Bush Street

IRS: \$9.35
CONSID: NS
BEST USE: Apts.

ZONING: R-3 PRESENT USE: 2 flats

ASSESSED VALUE: Land \$ 900.00
Imps. 750.00
\$ 1,650.00

TAXES: \$ 101.38

LAND: DIMENSION 20 x 137.5 = 2,750 ✓ s.f.

IMPROVEMENTS: Condition Fair Effective Age 70 ±

2 st. single family dwelling converted to 2 flats with 2 kitchens and 1 bath.

SUMMATION APPROACH:

Rounded to

| | | | |
|--------------|----------------------|---------------|----------|
| Land | 2,750 s.f. @ \$4.00+ | \$ 11,000 ✓ | |
| Improvements | 2,156 s.f. @ 1.40 | 3,018 ✓ | |
| | | <u>14,018</u> | \$14,000 |

MARKET COMPARISON:

Sales Most Comparable 661-2; 661-2A
2,750 s.f. @ \$ 5.00

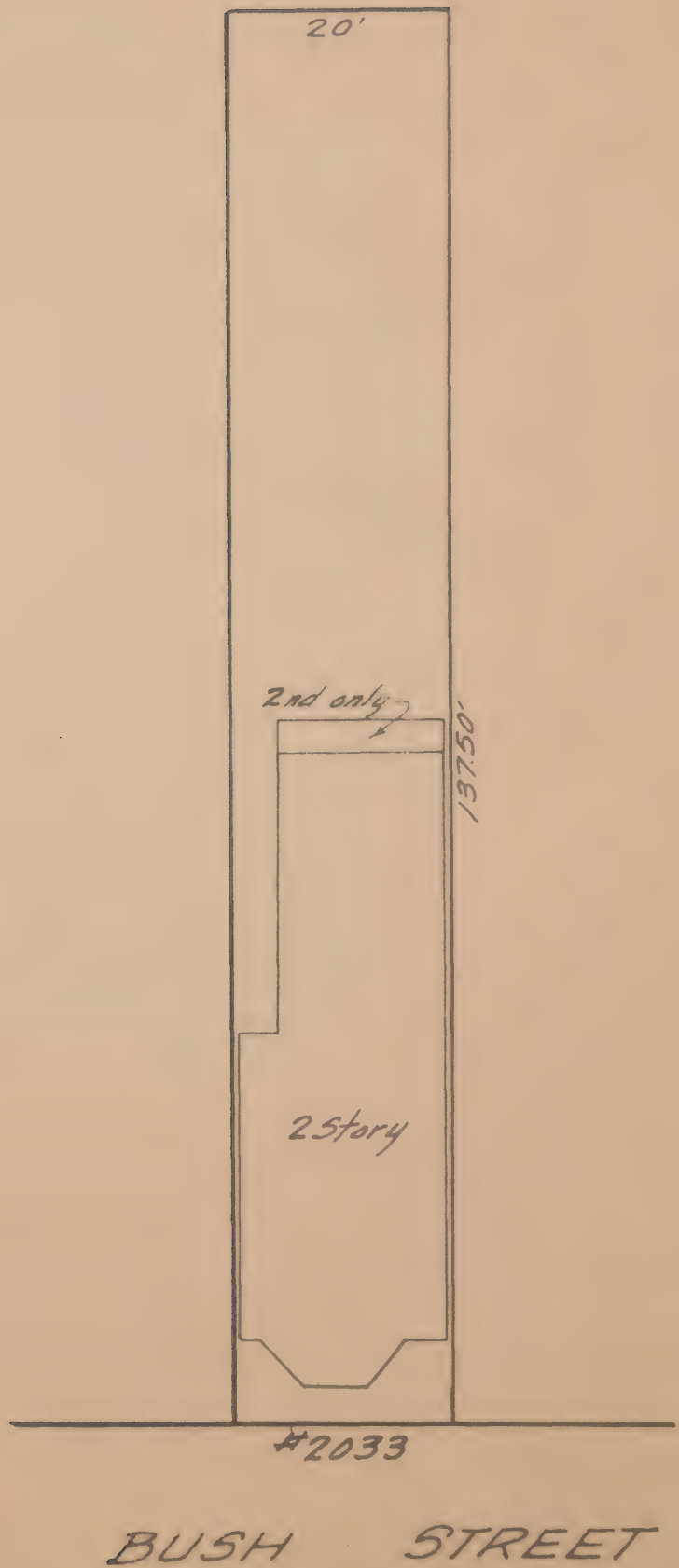
\$ 13,750 ✓ 13,800

INCOME APPROACH:

| Units | Actual | Fair | Total Monthly | |
|-------------|--------|--------|-------------------------|--------|
| | \$ | \$ | \$ | |
| 2-4@\$67.50 | | 65 ea. | 130 x 105 = 13,650 ✓ | 13,700 |

| | |
|--------------|--------------|
| LAND | \$ 11,000 |
| IMPROVEMENTS | <u>3,000</u> |

MARKET VALUE OF PROPERTY \$ 14,000





APPRAISAL

6-3 pty sel

OWNER: Golden Gate Inst., a Calif. corp.

PROPERTY ADDRESS: 2011-17 Bush Street

OWNER'S ADDRESS: 2031 Bush Street

ZONING: R-3

PRESENT USE: Flats

PARCEL NO. 676-29

DATE ACQ: 6-27-24 & 6-17-24

IRS: No

CONSID: NS

BEST USE: Same

ASSESSED VALUE: Land \$ 990.00
Impe. 2,650.00
\$ 3,640.00

TAXES: \$ 302.48

LAND: DIMENSION 27.75 x 75.2+ ave. = 2,088 ✓ s.f.

IMPROVEMENTS: Condition Good

Effective Age 60 ±

3 st. 3 flats ea. containing 6 rms.

SUMMATION APPROACH:

Rounded to

Land 2,088 s.f. @ \$4.79+
Improvements 5,001 s.f. @ 2.90

\$ 10,000 ✓
14,503 ✓
24,503

\$24,500

MARKET COMPARISON:

Sales Most Comparable 685-19; 681-10
2,088 s.f. @ \$ 11.80

\$ 24,638 ✓ 24,600

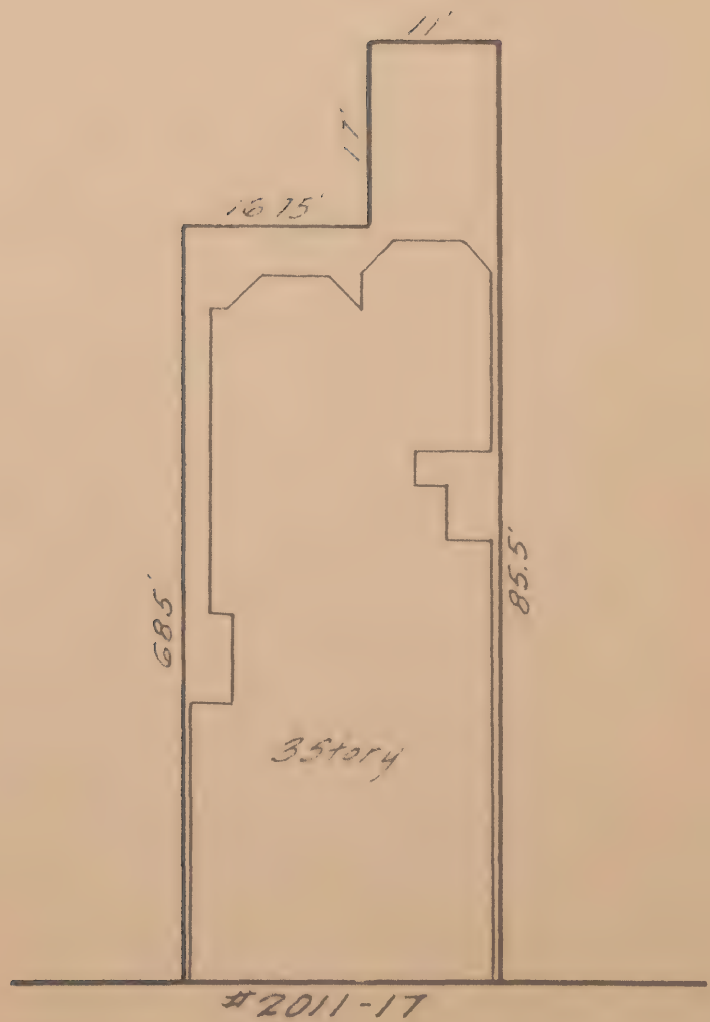
INCOME APPROACH:

| Units | Actual | Fair | Total Monthly |
|-------------------|--------|------|----------------------|
| | \$ | \$ | \$ |
| 3-6 rm. @ \$65 | 195 | | 255 x 95 = 24,225 |

24,200 ✓

LAND \$ 10,000
IMPROVEMENTS 14,500

MARKET VALUE OF PROPERTY \$ 24,500



BUSH STREET

APPRAISAL

6-2

OWNER: Bijou Turner et al
PROPERTY ADDRESS: 2009 Bush Street

PARCEL NO. 676-29A
DATE ACQ: 1-22-52

OWNER'S ADDRESS: 2009 Bush Street

IRS: No
CONSID: NS
BEST USE: Apts.

ZONING: R-3 PRESENT USE: Single fam.

ASSESSED VALUE: Land \$ 930.00
Impe. 1,050.00
\$ 1,980.00

TAXES: \$ 164.54

LAND: DIMENSION 27 x 68.5 = 1,850 s. f.

IMPROVEMENTS: Condition Good Effective Age 50 ±

1 st. fr. str. with full finished bsmt. Bsmt. has bdrm., living rm., kitchen and 1/2 bath. 1st flr. has 2 bdrms., living rm., den and full bath. Dwelling has recently been remodeled, new bath fixtures, new kitchen fixtures and cabinets.

SUMMATION APPROACH:

Rounded to

| | | | |
|--------------|----------------------|---------------|----------|
| Land | 1,850 s.f. @ \$4.86± | \$ 9,000 | |
| Improvements | 1,480 s.f. @ 5.00 | 7,400 | |
| | | <u>16,400</u> | \$16,400 |

MARKET COMPARISON:

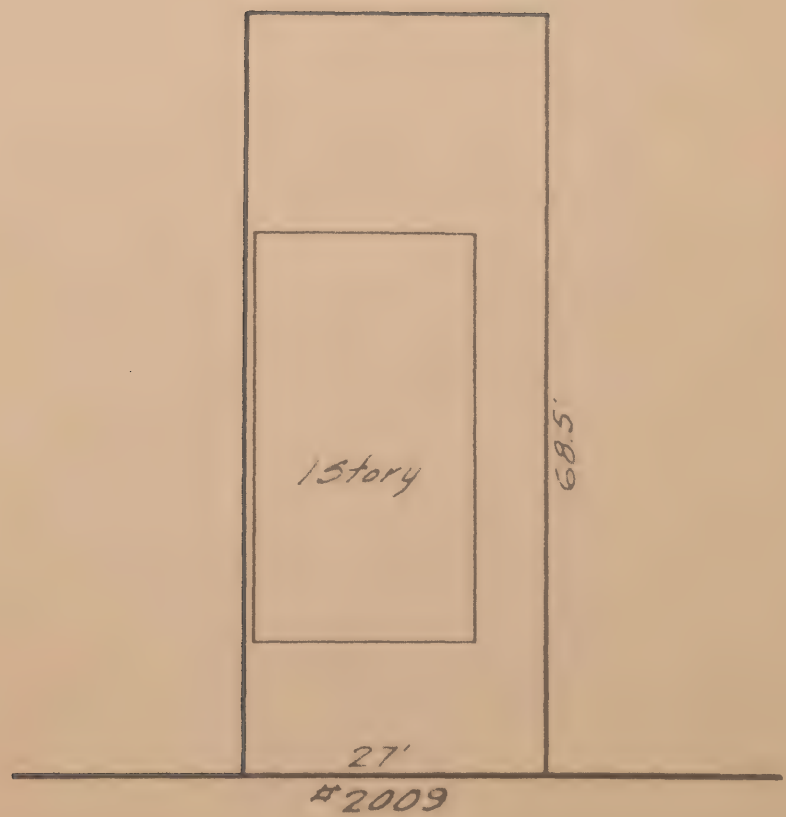
| | | | |
|-----------------------|----------------|-----------|--------|
| Sales Most Comparable | 662-9; 662-8 | | |
| 1,850 | s.f. @ \$ 8.50 | \$ 15,725 | 15,700 |

INCOME APPROACH:

| Units | Actual | Fair | Total Monthly |
|-------|--------|------|---------------|
| \$ | \$ | \$ | \$ |

| | |
|--------------|--------------|
| LAND | \$ 9,000 |
| IMPROVEMENTS | <u>7,000</u> |

MARKET VALUE OF PROPERTY \$ 16,000



BUSH STREET

